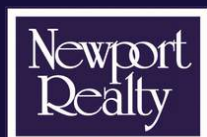




Welcome to 7178 Mark Lane
Waterfront Home | Registered Moorage Licence



1144 Fort Street
Victoria, BC, Canada
V8V 4K3

CHRISTIE'S
INTERNATIONAL REAL ESTATE

For more information, contact:

Sylvia Therrien

Personal Real Estate Corporation, Newport Realty

Tel: 250.385.2033 **FAX:** 250.385.3763

Mobile: 250.888.6621 **Toll-free:** 1.888.886.1286

E-mail: Sylvia@SylviaTherrien.ca

www.SylviaTherrien.ca | www.LuxuryWaterfront.ca





MLS Fast Facts

Year Built: 1994
3 Bedrooms 3.5 Bathrooms

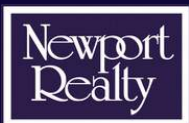
Fin. Sq. Ft.: 6,926
Electric Radiant Heat
Water: Well Sewer: Septic

Lot Size: approx. .98 Acre
Registered, Moorage Lease

2019 BC Assessment: \$2,700,000
2018 Property Taxes: \$10,201

Offered at: \$2,995,000

With fully developed, easy access to the waterfront, this property enjoys a registered moorage licence and there is a brand new dock with power and running water at the water's edge.



1286 Fairfield Road
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This tranquil home is located at the tip of Willis Point and captures full sun and light from sunrise to sunset. The property is approximately 1 acre in size, overlooking the calm, warm waters of Saanich Inlet.

The residence of over 6,900 square feet was custom built for the current owners in 1994 and boasts a modern, contemporary design with a calming Asian influence throughout the entire home.

Through a gated entrance, a long driveway gracefully descends through natural plantings and woodlands to the main entrance. The grand, 2 storey main entrance welcomes you to this inviting home with a unique water feature and free-standing staircase to the upper level.



The main floor has a separate dining room and living room with impressive ocean views and a wood-burning fireplace.

The views continue through to the open kitchen and family room area. The gourmet, custom kitchen, includes several preparation and cooking spaces, abundant storage and top-of-the-line appliances including counter-depth fridge, Dacor cooktop and designer Zebra granite countertops.

A casual family area adjacent to the kitchen, leads to a cosy bar area and large games/billiard room with exceptional views and access out to the spacious deck that provides numerous seating areas.

The entire home is tastefully decorated with attention to detail and finishings that will impress even the most discriminating buyer.

The grand staircase to the upper level leads to a private luxurious master suite with wall to wall and floor to ceiling windows boasting the most spectacular ocean views. Once again the open floorplan of this generous suite, provides uninterrupted views. The large walk-in closet has custom built-ins and plenty of storage space.



Terraced to Waterfront | 3-car Garage | Accessory Building

Measurements are approximate and information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy or completeness, we regret that because the information has been obtained from 3rd parties, Newport Realty is unable to guarantee its accuracy or completeness.

Property Specifications

7178 Mark Lane

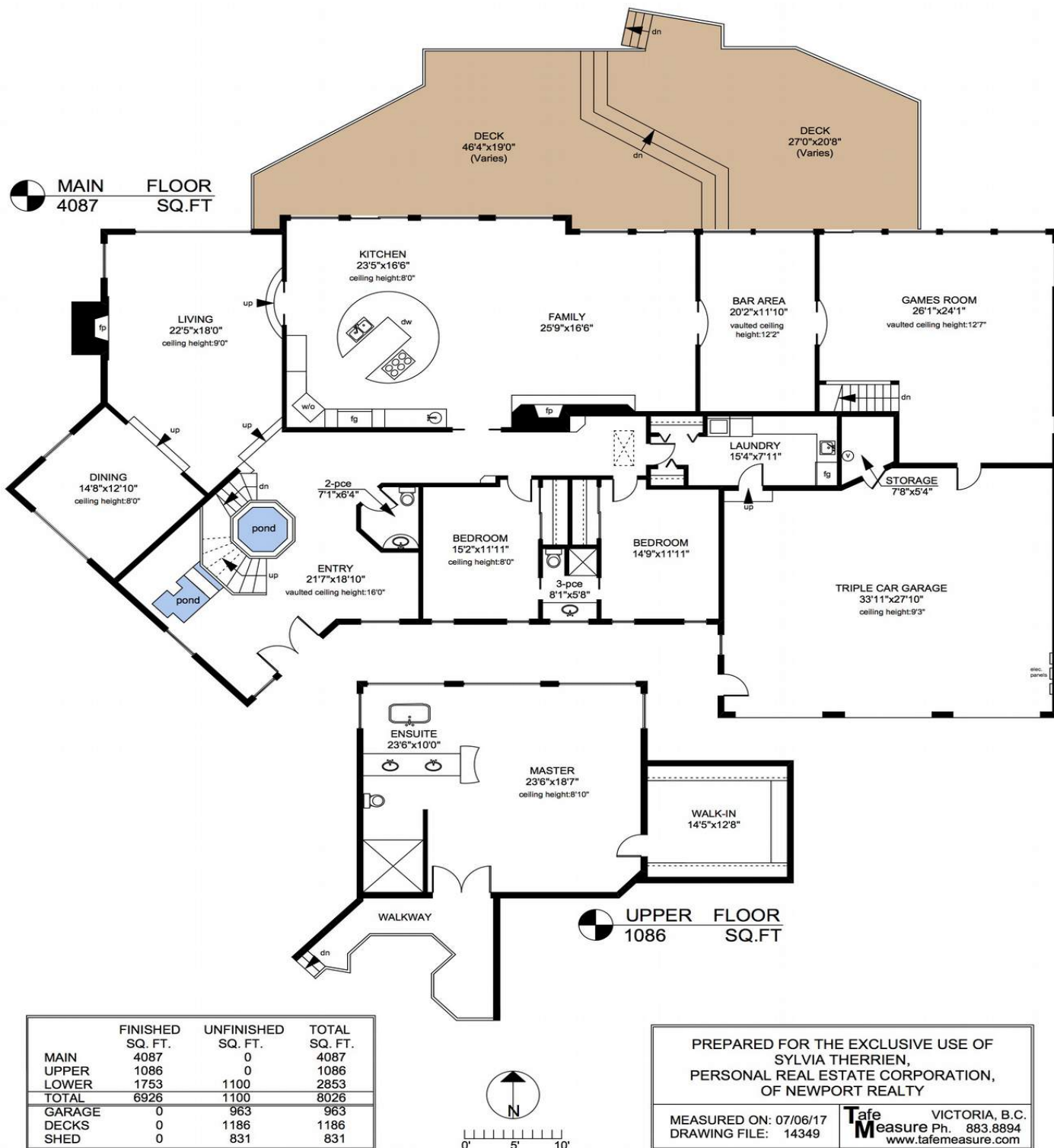
Price:	\$2,995,000 Canadian		
Year Built:	1994		
District:	Capital Regional District	Map Area:	Willis Point
Lot Size:	.98 acre	Shoreline: 163 feet	Finished Area: 6,926 sq. ft.
2018 Taxes:	\$10,201	2019 BC Assessment:	\$2,700,000 + \$2,000 foreshore
Water:	Well	Waste:	Septic
Heating:	Radiant electric under-floor in kitchen and ensuite. Radiant electric wall/baseboard throughout. Propane (leased tank) for stove, BBQ and outdoor heaters		
Fireplaces:	2 wood burning		
Exterior:	Wood	Roof: Clay Tile	Decks: 1,186 sq. ft.
Parking:	3-car garage, large accessory building for RV, boats driveway parking for numerous vehicles		
Sound System:	Built-in speakers in main living areas of main house		
Security System:	Monitored security system		
Irrigation:	Full irrigation system with water drawn on well		
Features:	Gated property, separate accessory building large enough for RV or boat, dock gazebo, fully landscaped to water's edge with easy access either by way of winding path or steps		



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Floorplans

7178 Mark Lane

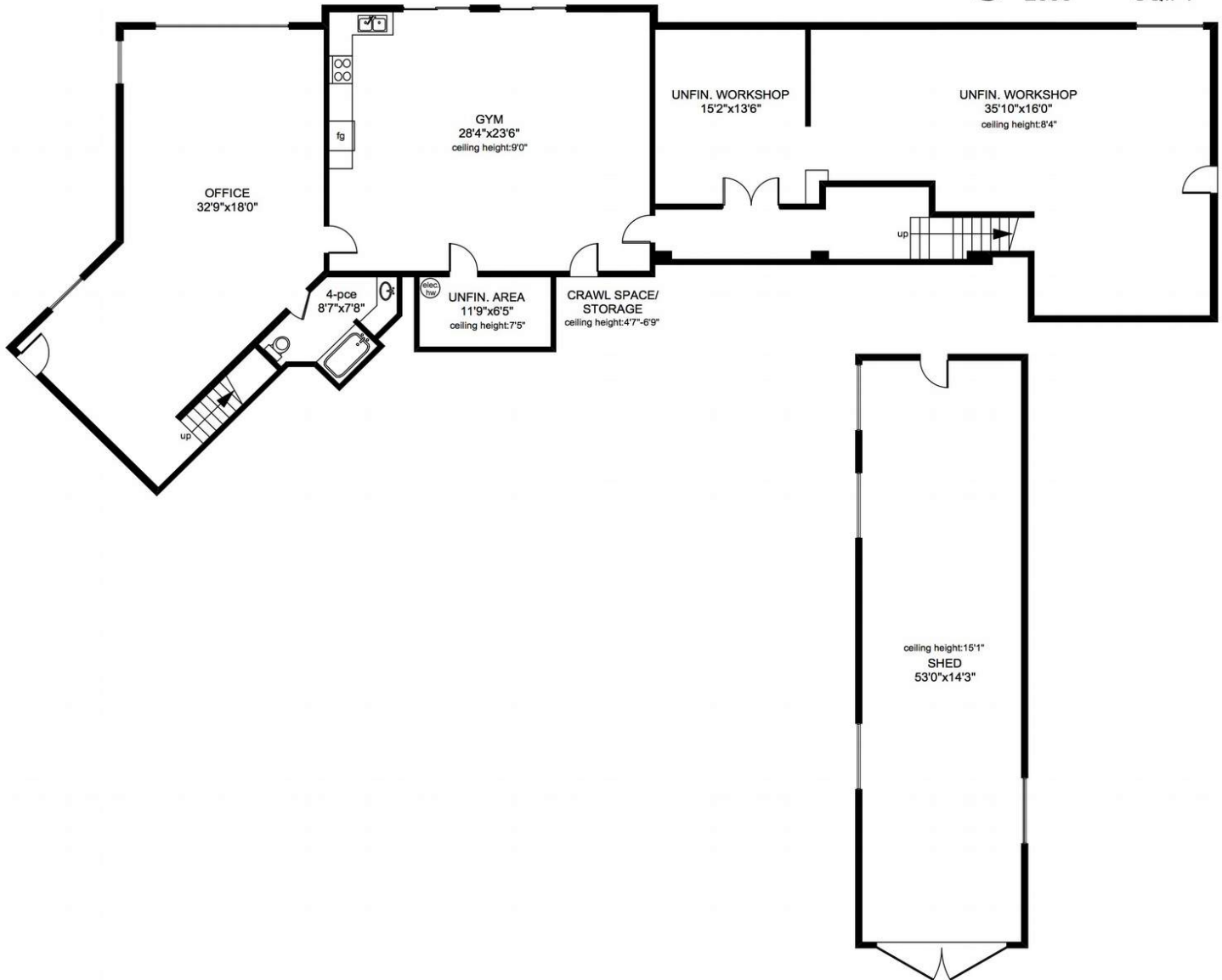


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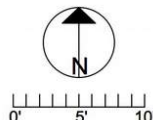
Floorplans

7178 Mark Lane

 LOWER FLOOR
2853 SQ.FT



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	4087	0	4087
UPPER	1086	0	1086
LOWER	1753	1100	2853
TOTAL	6926	1100	8026
GARAGE	0	963	963
DECKS	0	1186	1186
SHED	0	831	831



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SYLVIA THERRIEN,
PERSONAL REAL ESTATE CORPORATION,
OF NEWPORT REALTY

MEASURED ON: 07/06/17
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M Measure Ph. 883.8894
www.tafmeasure.com

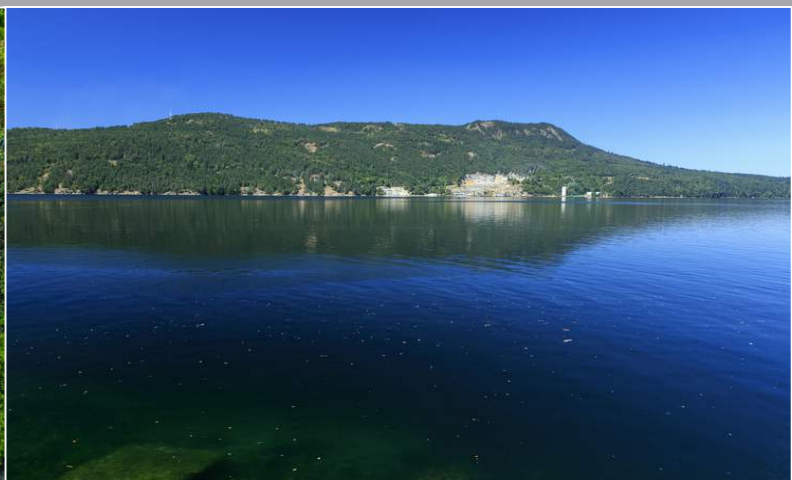
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The Location – Willis Point, Victoria, BC

The approach to Willis Point is through a portion of the 1,219 hectare Gowlland Todd Park which offers more than 25 kilometers of multi-use trails with spectacular views. There are well maintained trails through mature forest and along the water.

Beautiful downtown Victoria is approximately 35 minutes from this quiet and peaceful property. Victoria is a city home to the world famous Inner Harbour, Royal BC Museum, Empress Hotel and stately legislative Buildings. A wide variety of entertainment options including theatre, opera, ballet, the Victoria Symphony, live concerts and more. Victoria boasts great shopping and dining choices and many galleries and antique shops. Beautiful Beacon Hill park is a favourite place to relax with many beautiful flower displays, sports fields and walking paths, all just a short stroll from the Inner Harbour



For further information, or a private showing, contact:



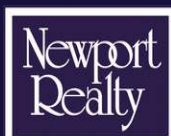
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Sylvia Therrien has helped clients buy and sell luxury properties on Vancouver Island since 1994, offering a customized approach to marketing and a solid understanding of the local market

“Experience the value of experience.”

To view full details of this property and other luxury homes, visit www.SylviaTherrien.ca and www.LuxuryWaterfront.ca