



Spacious Broadmead
Townhome
42- 4318 Emily Carr Drive
Victoria, BC



CHRISTIE'S
INTERNATIONAL REAL ESTATE

MAIN FLOOR

BALCONY
21'0" X 8'2"

FAMILY ROOM
15'10" X 10'8"

LIVING ROOM
15'5" X 13'7"
CEILING HEIGHT
9'10"

KITCHEN
11'11" X 10'8"

DINING AREA
14'4" X 11'10"

ENCLITE

WALK-IN CLOSET
8'0" X 4'11"

LAUNDRY
5'1" X 4'11"

CL

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PRIMARY BEDROOM
15'5" X 13'0"

ENTRY
7'9" X 7'5"

BATH

BEDROOM
11'1" X 10'9"

CLOSET

CLOSET

CLOSET

PATIO
21'4" X 17'3"

GARAGE
21'2" X 19'2"
CEILING HEIGHT
9'3"

PLANTING

PLANTING

DN

LOWER FLOOR

DECK
22'10" X 4'6"

BEDROOM
13'2" X 10'4"

CLOSET

UP

UNDER-STAIR STORAGE

REC ROOM
26'2" X 15'3"
CEILING HEIGHT 8'0"

CLOSET

OFFICE/DEN
15'5" X 13'9"

MUDROOM
12'2" X 5'8"

CL

BATH

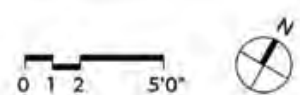
STORAGE
15'11" X 11'2"

SHELF

WORKSHOP
10'9" X 10'6"

SHELF

OTHER AREAS	
GARAGE	428
PATIO	446
BALCONY	191
DECK	121





42-4318 Emily Carr Drive Victoria, BC

This beautiful townhome in Broadmead offers an abundance of luxurious space with the ease of low maintenance living.

Enter through a south facing courtyard perfect for gardening and alfresco dining. Enjoy light-filled one level living on the main and a walkout lower level with separate entrance and patio that is ideal for your guests.

Perfect for an active lifestyle, Foxborough Hills features a private tennis court and a club house with an indoor pool, hot tub, sauna, fitness room, a social room with billiards table and two guest suites. The central location keeps you close to shopping at Broadmead Village, connections to the Lochside Trail, quick access to the airport and only 20 minutes to downtown Victoria.

The Details

Type: Townhome

Year Built: 1990

View: Rithet's Bog Conservation Area

Bedrooms: 3 + office

Bathrooms: 3

Kitchens: 1 + wet bar in rec room

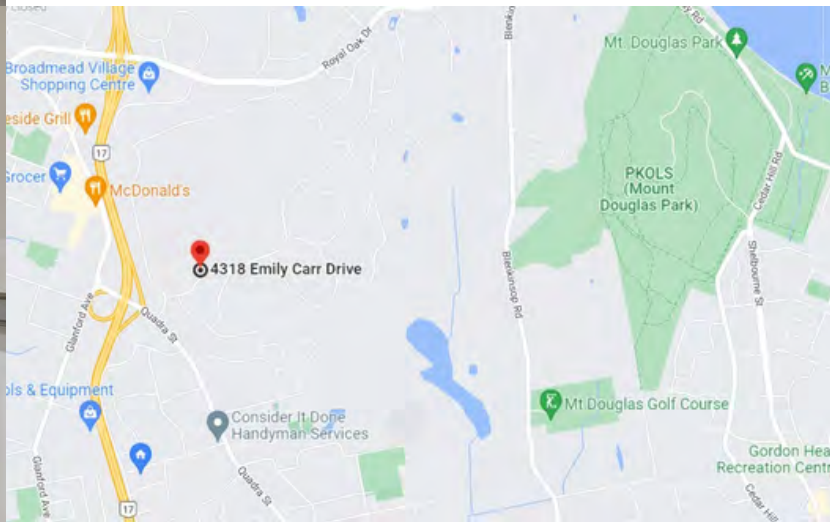
Finished living area: 3206 square feet

Patio & decks: 758 square feet

Parking: Double car garage

Heat: Electric & gas

Fireplace: Double sided gas





Audra Poole & Hal Decter LLB

Ready to open a new door?

We can help. We have over 20 years of real estate experience in Victoria, combined with a background in design, marketing and law. Learn more at VictoriaRealEstatePros.com

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