

8014 VICTORIA RD S
INFORMATION AND EXTRA FEATURES

MLS COMMENTS

Are you looking for a Unique Home with many beautiful features? This 2 level Southwestern adobe style home offers almost 3,000 sq ft with the ability to suite it if desired. It has an elevator for mobility impaired people to move from one floor to another. The beauty is in the detail, from the hand painted wall décor to the unique moulding accents and then to the outside spaces. There are artistic enhancements everywhere you look. Some stained-glass features will remain, and some beautiful hand made barn doors in place. The lower level has an area already designated for a second kitchen. There are two driveways and a separate entrance. The .44 of an acres offers an easy care yard that is planted to drought resistant foliage, has a garden area for veggies, and offers a ton of privacy. You will love the location as its on the outskirts of the downtown but really only 5 minutes away. It is on the school bus route so perfect for school aged children. There are so many details to note, check out the brochure for more info. Measurements taken from iGuide.

EXCLUDED ITEMS

- Stained glass windows not included – Large stained-glass windows in the living room.
- Armoire in the Master Bedroom is not attached and will be removed.
- Stained Glass barn door in the hall between the Master Bedroom/Bathroom & Office area (a new barn door will be installed).
- The Steel Gate on the interior stairs will be removed.
- The valances over the window with the decorative leathers etc will be removed.
- Plug-in electric wall sconces will be removed.
- The Steel Gate on the lower front entry will be removed.
- Appliances won't be included in.
- Folding Screen in Sunroom.
- Water Storage Tank on the South side of the house.
- The Dining Room Light Fixture and the Eating Area Light Fixture will be replaced with something more appropriate for the areas.
- The Bell Feature on the South Side of the house will be removed as it is Not Safe.

EXTRA FEATURES

- Fully enclosed elevator with built in security features.
- 2nd Kitchen.
- Exchangeable doors on the Sunroom.

ROOF - The seller believes the roof is approximately 10 years old – Buyer to confirm the age with an inspection if important

OIL FURNACE – The furnace was installed within the last 10 years and is maintained annually and is in good condition – Buyer to confirm with an inspection if important.

SEPTIC – the tank is 8' x 4' x 5' concrete tank. It was emptied and inspected 1 ½ years ago and is in excellent condition. A steel cylinder and cover was installed above it so that it is easy to locate.

FLOORING – The living room floor is painted board. There is cork flooring in the master bedroom but they could not install it under the bed as the bed was too hard to move. The cork flooring is a great subfloor for other materials to be installed on top. The basement floor is painted concrete.

INTERESTING FACTS

The original house was moved from a downtown location and put on a foundation in its current location. Then the house was completely gutted, and more house was built around the original in 1974. The photo album of the construction will be available for viewing at the house.

UTILITY COSTS

- Oil cost for oil furnace – approximately \$1,500/year
- District of Summerland Utilities – \$182.25/mth on average (with discount \$164.55)
- It takes about 2 cords of wood/yr at a cost of approximately \$250/cord

**UTILITY COSTS FOR 8014 VICTORIA RD S, SUMMERLAND
DISTRICT OF SUMMERLAND ELECTRIC & OTHER SERVICES**

Date	Electricity	Water	Environmental Levy	Base Cart Program Fee	GST	Total Bill	Less Discount	Total - Discount
22-Dec-31	\$170.80	\$45.67	\$4.32	\$18.25	\$8.54	\$247.58	-\$23.90	\$223.68
22-Nov-30	\$136.19	\$45.66	\$4.32	\$18.25	\$6.81	\$211.23	-\$20.44	\$190.79
22-Oct-31	\$83.93	\$49.85	\$4.32	\$18.25	\$4.20	\$160.55	-\$15.63	\$144.92
22-Sep-30	\$70.66	\$57.10	\$4.32	\$18.25	\$3.53	\$153.86	-\$15.04	\$138.82
22-Aug-31	\$66.70	\$68.74	\$4.32	\$18.25	\$3.34	\$161.35	-\$15.80	\$145.55
22-Jul-31	\$68.34	\$60.30	\$4.32	\$18.25	\$3.42	\$154.63	-\$15.12	\$139.51
22-Jun-30	\$76.68	\$49.61	\$4.32	\$18.25	\$3.83	\$152.69	-\$14.89	\$137.80
22-May-31	\$82.29	\$47.87	\$4.32	\$18.25	\$4.11	\$156.84	-\$15.27	\$141.57
22-Apr-30	\$91.05	\$48.22	\$4.32	\$18.25	\$4.55	\$166.39	-\$16.18	\$150.21
22-Mar-31	\$98.16	\$46.24	\$4.32	\$18.25	\$4.91	\$171.88	-\$16.70	\$155.18
22-Feb-28	\$124.84	\$45.74	\$4.32	\$18.25	\$6.24	\$199.39	-\$19.31	\$180.08
22-Jan-31	\$155.21	\$45.92	\$4.32	\$18.25	\$7.76	\$231.46	-\$22.37	\$209.09
21-Dec-31	\$129.96	\$43.55	\$4.11	\$18.25	\$6.50	\$202.37	-\$19.58	\$182.79
21-Nov-30	\$109.13	\$44.26	\$4.11	\$18.25	\$5.46	\$181.21	-\$17.57	\$163.64
Total	\$1,463.94	\$698.73	\$60.06	\$255.50	\$73.20	\$2,551.43		\$2,303.63
				Average Monthly Cost		\$182.25		\$164.55