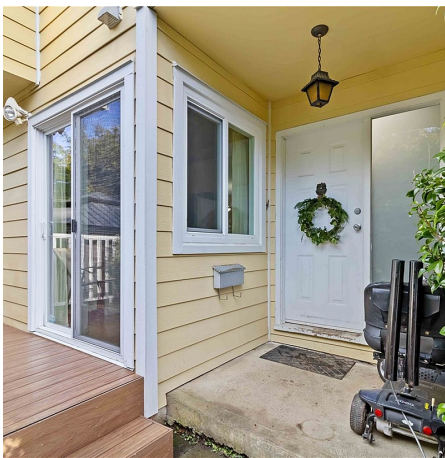


852 Selkirk Ave, Esquimalt

\$814,900



This Bright, spacious West Coast style strata duplex near the Gorge waterway, Kinsmen Park, shopping and bus route. 4 spacious bedrooms up. Primary has vaulted ceilings, walk-in closet and water views. Main floor offers a great kitchen with lots of drawers, hardwood in the dining area, vaulted ceilings in the living room, fireplace and access to huge patio and private, fenced rear yard. Hard Top Gazebo with mosquito curtains and privacy panels are included. 2-car carport could easily be enclosed to make a garage. Owners are very environmentally conscious so here is a list of renovations and materials used for energy efficient heating, passive cooling, sustainability, occupant health and low maintenance...Solid bamboo flooring can be sanded and refinished, does not have formaldehyde glue. Marmoleum flooring is long lasting and made from natural materials. For energy efficiency, thermal pane windows throughout, low-e coating and extra R50 insulation in attic, for warmer winters and cooler summers. Light coloured roof and siding to reflect summer heat. Air sealing throughout, opening Skylight for ventilation. Passive cooling features negate the need for extra cooling. Health and safety features include Laminated security glass in window by front door, Eco Timber Low maintenance features include Hardy plank cement fiberboard siding. Deck has aluminum railing and Veranda Elite composite decking. Hardscaping and native plant gardens with little lawn to mow. Established native plant and food forest garden with Apple trees (Fuji, Summer Red, Gravenstein), fuzzy kiwi, ever bearing raspberries, perennial kale, rhubarb and mint, with a freshly seeded pollinator meadow. Bathrooms have Custom jet tub/shower with rain shower, deep massage jets, & light massage air bubbles. Comfort height toilets and grab bars for ease and accessibility. Roof replaced 2013, hot water tank April 2019, Newer Bosch quiet dishwasher. (id:56120)

KEY INFORMATION

rennie