

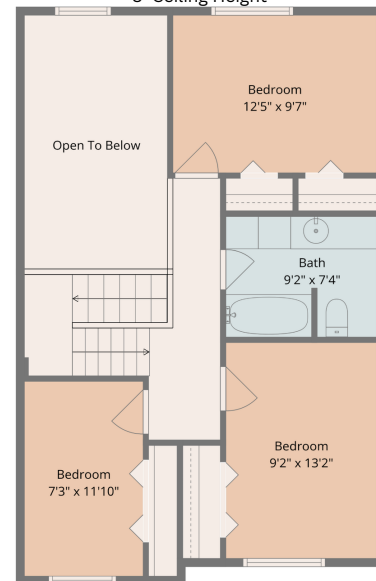
Main Level



48 Falstaff Pl
Measurements are highly reliable but not exact.
If critical, buyer to verify on site.

Floor	Area (sq. ft.)			
	Finished	Storage	Garage	Shed
Lower	724	54	242	32
Upper	628			
Total	1352	54	242	32

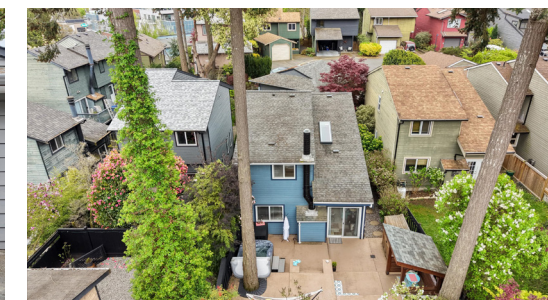
Upper Level
8' Ceiling Height



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Naomi Larkins
Personal Real Estate Corporation
& Drew Kernovich

Present: **48 Falstaff Pl., Victoria**



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778 977 0850

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Schools: (buyer to verify catchment and space)

View Royal Elementary (K-5)

Shoreline Community Middle (6-8)

Esquimalt High (9-12)

Bills: Hydro \$124.35 / month (\$1492.27 in 2025,) Strata \$220 / month, Taxes \$3352.61 for 2025. Records: Municipal records requested with Metchosin.

Records: Municipal records available.

Possession: Flexible/negotiable.

Inclusions: Fridge, stove, microwave range hood, dishwasher, washer, dryer, built in shelving in home, sheds and garage, solar lights, decorative diamonds attached to house.

Exclusions: Mirrors and clocks on walls, aside from bathroom mirrors. Shoe storage in entry.

Negotiable: Red dining room light fixture. Previous one will be included. (Photo available.)

Bedrooms: 3

Bathrooms: 2

Fireplaces: 1

Finished Sq. Ft.: 1352

Unfinished Sq. Ft.: 328

Lot Size: 2861 sq. ft. (.06 Acres)

Built: 1980

Heating: Baseboard, Electric, Radiant Floor

Parking: Additional, Detached, Garage, Driveway, Guest

Exterior/Lot Feature: Patio, Fencing Full, Lighting, Low Maintenance Yard, Security System, Sprinkler System, Tennis Court, No-Through Road.

Buyer to confirm all information provided



Welcome to 48 Falstaff Place!

Some features and details about this fabulous home and property...

- Centrally located in the city, yet tucked away on a quiet cul-de-sac. Being in this home feels like a vacation!
- Beautifully updated and immaculately cared for 3BR, 2Bath home in a safe, family friendly neighbourhood.
- **Open concept** main floor features **kitchen** with abundant cupboard and counter space, eating bar, dedicated **dining** space with beautiful built-in storage and **living room** with **electric fireplace** and soaring 16' ceilings opening to private backyard oasis.
- Over 700 sqft of **patio**, on three levels, on which to relax, entertain, **hot tub**, sunbathe in the afternoon and BBQ in the evening. **Covered area for BBQ** with power and light, delightful built-in lighting and tons of privacy.
- Updated **2pc bath** and **laundry** with side-by-side machines, folding counter and additional storage. Washer replaced in 2025.
- Fabulous **mudroom / pantry** with its own exterior door and lots of built in storage.
- **Heated** floors throughout main level with four customizable zones, plus upstairs bathroom. Baseboard and electric fireplace are additional heat sources.
- **Three bedrooms on the same floor**, upstairs and elegant, fully updated **4pc bath** with extra storage.
- **Skylight** with shade and remote, **digital thermostats** with app, **closet organizers**, recent **interior paint**, **ceiling fans** in each bedroom and **hard surface flooring** throughout, except stairs.
- **Hot water** tank replaced in 2025, located in mudroom / pantry.
- **Electrical panel** in mudroom / pantry as well.
- **Roof** is believed to have been replaced in 2002 and appears to be in good condition for its age. Ventilation improved in 2023.
- Enjoy your coffee in the morning sun at the front of the house, then dinner with the evening **sun** in the back. Big beautiful trees provide great shade in the summer.
- Lovely **low maintenance lot** with lots of mature plantings and drip **irrigation** to pots.
- Single **garage** is heated and has window making it a great bonus space for workouts or hobbies.
- Brick **parking pad**, leveled in April 2025, provides an extra spot in addition to garage.
- Two **sheds** – one behind garage in front, and another in the backyard – both included.
- **Exterior paint** redone recently and touched up since.
- Previous owner installed **security system**, but current owner has never used.
- **Strata** is easy going and very well run. Only the road is common property. Owners take care of their own yards and exterior maintenance, keeping shared costs down.
- Owners at the Falstaff strata are shareholders in the Glentana Village **Rec Centre** which provides meeting / party space, tennis and basketball courts. The meeting space can be booked by each individual owner once a month for free.
- **Neighbours** are friendly and kind – a nice mix including young families and original owners. You'll love the annual street party!
- **Amenities** galore are within a short drive or walk - grocery, pharmacy, banks, hardware, restaurants and schools.
- View Royal's awesome **trail** system is within steps taking you onto the E&N, to Portage Park Playground, down to the beach and more. Thetis Cove and the Gorge Waterway are within minutes too!
- **Centrally located** between downtown and the Westshore.
- Multiple **transit** routes along Helmcken and Admirals including service to UVic, Vic General, Tillicum, Colwood Exchange and Royal Oak Exchange.

Buyers should not rely solely upon the above information and should verify all facts before making an offer.

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If you have further questions while viewing or later, please don't hesitate to call
250-686-6462 or 778-977-0850. Thank you for coming to see this lovely home!

- Naomi Larkins & Drew Kernovich

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