

jane denham
REAL ESTATE GROUP



1272 Noel Avenue

Beautifully Updated & Renovated...

Beautifully updated and renovated! Chic, contemporary styling transformed this enchanting home w/ 3 BD/ 3 BA, 1,552 sf, creating a warm and comfortable space to share with friends and family. Bright welcoming foyer opens to the living room with a bay window, and lovely new gas fireplace, kitchen offers soft tones and s/s appliances, gas stove, new quartz counters w/ seating, adjacent dining room offers easy access to the private backyard. Upstairs 3 spacious bedrooms, a vaulted ceiling in the master and a spa like ensuite with gorgeous soaker tub, main bath & stacking laundry. The updates include bathrooms on the upper level, luxury vinyl flooring, newer appliances, lighting, skylight, front door & sidelights, irrigation, fencing, gutters, most windows and the sliding door to the back deck. Enjoy peaceful summer evenings under the 12' x 14' gazebo, in the fully fenced yard with mature landscaping. Parking & laneway access with a shed for storage. Close to schools, trails and beaches!

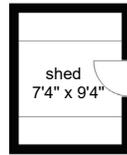


1272 Noel Avenue
Listed at \$855,000
3 Bd | 3 Ba
1,552 Sq Ft

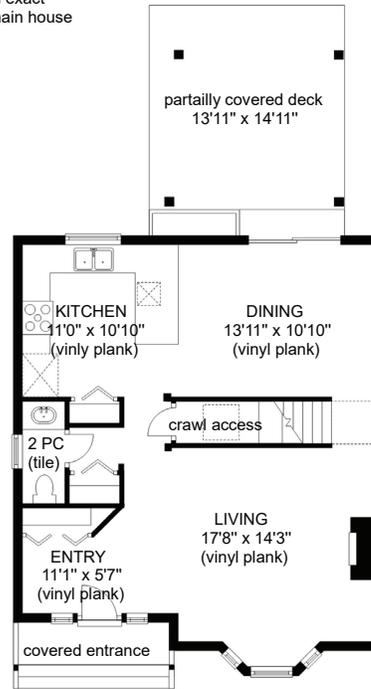
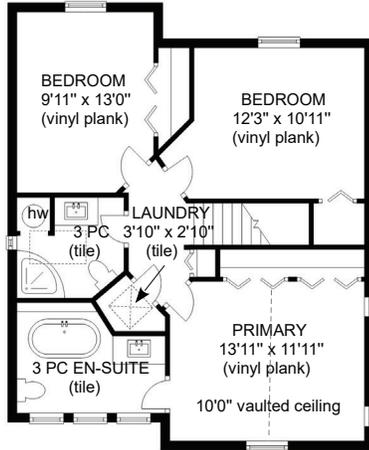


MLS #: 1029330
Lot Size: 0.11 Acres
Year Built: 1997
Zoning: R-SSMUH

1272 NOEL AVENUE



shed not shown in exact location relative to main house



	FINISHED SQ FT	UNFINISHED SQ FT	TOTAL SQ FT
MAIN	770	0	770
UPPER	782	0	782
TOTAL	1552	0	1552

CEILING HEIGHT
MAIN 8'0"
UPPER 8'0"



Prepared for the exclusive use of Jane Denham
 REMAX Ocean Pacific
 250-898-1220



Measurements on the plans are intended for visual reference purposes only and should be verified

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 and resources for buyers & sellers!

www.janedenham.com



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