6894 Wallace Drive
Central Saanich, British Columbia
$795,000 CAD
MLS#347134
Located in a mature pleasant area of Wallace Drive with a natural private setting. Very spacious with a full basement, recroom + wet bar. The owner had a dev. Variance permit issued for second lot which has expired and a new owner would have to re: submit. Both sites would have ocean views.

### General Information
- **Listing Price:** $795,000
- **MLS:** 347134
- **District:** Central Saanich
- **Type:** Single Family Detached
- **Bedrooms:** 4
- **Baths:** 1
- **Basement:** Partially Finished, Walk-out, With Windows
- **Interior Features:** Bar, Blinds, Ceiling Fan, Dining Area, Wood Floors, FIs, W-Carpet
- **Appliances:** Dishwasher, Dryer, Fridge, Stove, Washer, Dryer, Oven/Range Electric, Range Hood, Security System

### Lot Information
- **Lot Size:** 18,395 sq. ft
- **Lot Size Acres:** 0.42 acres
- **Lot Shape:** Irregular
- **Tax Year:** 2014
- **Taxes:** $3,636
- **Zoning:** Residential
- **Driveway:** Concrete
- **Parking Type:** Driveway
- **Lot Features:** Water View, Sloping, Treed

### Building Information
- **Year Built:** 1965
- **Fuel:** Oil
- **Heating:** Baseboard, Forced Air
- **Foundation:** Poured Concrete
- **Roof:** Asphalt Shingle
- **Exterior:** Stucco, Wood
- **Schools:**
  - Elem School: 63 Brentwood
  - Junior School: 63 Bayside
  - Senior School: 63 Stelly's

### Interior
- **Interior Features:** Bar, Blinds, Ceiling Fan, Dining Area, Wood Floors, Flrs/W-W Carpet
- **Appliances:** Dishwasher, Dryer, Fridge, Stove, Washer, Dryer, Oven/Range Electric, Range Hood, Security System

### Lot Features
- **Area:** 100’ x 133’
- **Unfin. Area:** 15’ x 32’

### Additional Information
- **Unfin. Workshop:** 147’ x 13’
- **Unfin. Laundry:** 19’ x 9’
- **Unfin. Decks:** 190’ x 19’
- **Unfin. Workshop:** 147’ x 13’

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