

2157 Woodthrush Place



Mountain & Ocean Views LOCATED IN WESTWOOD LAKE AREA

Living Area: 2,687 sq. ft.

Age: Built in 1994

2016 Gross Taxes: \$3,559

Lot Size: 7500 Sq. ft.

List Price: \$564,900

Possession: Quick Possible



Professionally Marketed By:

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This large Westwood Lake stunner has spectacular ocean and mountain views with dramatic sunsets right from dining room, living room and the glass panelled upper deck. The dining and living rooms also boast newer bamboo hardwood flooring and high end carved laminate flooring is located in the upper bedrooms. Gas fireplaces with stylized marble type mantels in living and family rooms are just gorgeous with Skylight in the family bathroom. You'll enjoy the formal dining area and twin windows with China cabinet alcove. The kitchen has a dinette area, large pantry, hood fan, microwave shelf and all appliances are included and opens to the beautiful family room complete with vaulted ceiling, patio doors to decking, and amply lit from big windows. Here we also find one of two lovely gas fireplaces. There are 5 bedrooms and 3 full bathrooms. A 2nd kitchen downstairs which can lend itself to possibilities for a unauthorized income suite. Double garage, R V parking & impeccably landscaped.



In the living room, three large bay windows and a glass door opening to the deck allow for panoramic views of the ocean and mountains.





Two large chandeliers illuminate the wide open space. Dining room has a spacious alcove for a china cabinet.

The bright kitchen can be closed off from the main living area with a glass panelled door.



The kitchen opens up into the family room.



The family room has a vaulted ceiling with large windows on both sides of the gas fireplace. Sliding doors open to the deck.

The Master bedroom has an ensuite bath, walk-in closet, and also has sliding doors to the deck.



The family bathroom is brightened with a skylight.



The yard is terraced, with several garden areas. The back retaining wall is made of decorative stone.



The lower level has a large, wide open living area adjacent to a secondary kitchen. Two bedrooms, a den, laundry room, and storage complete this floor. There is direct access to the double car garage and side yard.





Features & Upgrades Of 2157 Woodthrush Place

Additional Features:

- Unbelievable views!!!
- Mature fig tree, and grape laden lattice archway
- Dead end street in quiet neighbourhood
- Just minutes from Westwood Lake and Vancouver Island University
- All appliances included
- Central Vac
- Large exposed aggregate driveway with additional side parking for large boat or RV.
- Two car insulated garage with attractive glass panel double doors, and automatic garage door opener
- Extra shelving in garage



Upper Level Room Dimensions:

Living room:	17 ft x 15 ft
Dining room:	11 ft ,6 in x 10 ft
Kitchen:	16 ft x 10 ft
Bedroom:	12 ft x 9 ft
Bedroom:	11 ft x 9 ft
Master bedroom:	15 ft x 12 ft
Family room:	15 ft x 12 ft
4pc Ensuite bath	
4pc Bathroom	

All measurements are approximate, & are for demonstrative purposes only.



Lower Level Room Dimensions:

Foyer:	8 ft x 8 ft
Living room:	16 ft ,5 in x 12 ft
Kitchen:	11 ft ,6 in x 9 ft
Bedroom:	11 ft x 10 ft
Bedroom:	12 ft x 11 ft
Den:	12 ft x 8 ft
Laundry room:	8 ft x 6 ft
4pc Bathroom	

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