



LARRY SIMS ♦ SHAREN WARDE

VICTORIA, BC REALTORS®

### ***Upgrades to 1179 Stonington Place***

- 2007 outdoor paint high quality rain resistant polymer paint
- 2008 roof, upper gutter
- 2009 master bathroom, plus new sinks, toilets and countertops in other bathrooms
- 2009 upper gutter screens
- 2013 kitchen – spice racks, recycling bins, pantry, flooring
- 2010 Blinds and window covering
- 2011 new vacuum cleaner
- 2013 hardwood floor upstairs,
- 2013 new fencing on East side
- 2014 new washer and dryer
- 2014-2015 new vinyl windows throughout
- 2015 painting (hallways, master bedroom, living dining room)
- 2016 new gas fireplace
- 2017 new shower in upstairs bathroom
- 2017 hot water tank replaced



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### *The Garden*

Professionally landscaped

Small pond with waterfall

Fruit, berries and perennial vegetables

- Strawberries, raspberries, blackberries
- Fig, peach and lemon trees
- Kiwis
- Asparagus
- Artichoke

Raised vegetable gardens

Herb garden near the kitchen door

Ornamental garden

- Front garden deer proof
- Back garden fenced
- Many rose bushes
- Heather
- Rhododendrons and azaleas
- Spring garden with native flowers
- Hellebore
- Palm tree
- Japanese maples
- Camellia
- Small rock garden
- Various shrubs and evergreen

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