

## Welcome to 14 – 2229 Graduation Place

This stunning townhome is located on a sunny knoll in prestigious University Ridge where Gordon Head and Feltham Roads intersect. The development consists of 27 freestanding luxury homes and 20 executive townhomes, built between 2001 and 2003 by “University Ridge Holdings Ltd.”. It is a complex of gracious, architecturally-designed homes arranged on a beautifully manicured cul-de-sac bordering pretty Montague Park. The townhomes’ adjoining walls are minimal, essentially through the garage, so that the effect is that of living in a separate residence yet enjoying the convenience of having all yard, road and building maintenance taken care of by the strata corporation. The bus-stop is just outside the gates and it is about a fifteen minute walk to the university. Twenty minutes will get you to delightful Cadboro Bay Village and the beach beyond. Demographic notes show a wide range of residents, all the way from young families to retired professionals, currently taking advantage of this sought-after location.

This particular home has had the original flooring replaced on the main with gorgeous rich black walnut which runs throughout the inline living and dining rooms, the hallway and into the family room off the kitchen. A quality ½ inch laminate has been installed in the master suite, handily located on the main floor so that the home is wheelchair friendly if needed. Upstairs are two softly-carpeted sunny bedrooms, a bath, and a bright mezzanine area overlooking the main living space.

There are two elegant slate-faced gas fireplaces, one in the cozy family room and another in the living room. There you’ll find soaring vaulted ceilings, an open staircase and a high cathedral window. Windows on the south side have been treated with special UV solar filter protection. A tasteful touch of stained glass jazzes up the window in the wall in the dining area.

The wide-open, sunny kitchen sports top-of-the-line stainless steel appliances, maple cabinets, tile flooring and an eating nook leading onto a fully-fenced, private interlock brick patio. Both the back yard and patio have had landscaping attractively enhanced with perennial shrubs and flowering baskets. A scented flowering evergreen magnolia graces the front yard.

[www.laurieabram.com](http://www.laurieabram.com)