

INFORMATION PACKAGE

207-2777 BARRY ROAD, MILL BAY



Retire right in this bright & airy condo at "The Cove", a highly sought-after 55+ adult-oriented community in beautiful Mill Bay, BC.



Tucked away on the quiet side & backing onto peaceful forest, this lovely 1-bdrm + den, 1-bath unit offers a wonderfully inviting living space with a feature natural gas fireplace creating a warm & cozy atmosphere, while the private deck provides the perfect spot to enjoy the surrounding tranquility.



The home also offers the convenience of in-suite laundry & add'l storage. Residents of this meticulously maintained building enjoy wheelchair accessibility, elevator service, secure entry & private parking as well as an array of shared amenities including a library, common area with kitchen & patio & more.

This is an excellent opportunity to enjoy a comfortable retirement surrounded by natural beauty with the benefits of all the amenities you need - shopping, medical, trails, restaurants & more - all within walking distance. A wonderful place to call home!



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Information provided in this package is believed to be accurate, however it is ultimately the responsibility of the Buyer to verify anything contained herein if it is being relied upon in making an offer on this property. This information is provided as a courtesy. There are no representations or warranties provided by the Listing Agent or the Seller(s).

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Bedrooms: 1 + Den

Bathrooms: 1 Bath

Living Space: 940 Sq. Ft.

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Baseboard Electric &
Natural Gas Fireplace

Year Built: 2001

Roof: Fiberglass Shingle (2024)

Construction: Wood, Concrete

Parking: LCP - 1 Space

Strata Fee: \$371.35/Mo

Property Taxes: 2025 \$2,027

Property Assessment: 2026
\$388,000

Additional Notes:

- New Fridge & Dishwasher (2025)
- Backs onto Greenspace & Trails
- Walking distance to Mill Bay Plaza
- Excellent shared amenities



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