

# INFORMATION PACKAGE

307-535 HEATHERDALE LANE, VICTORIA




Welcome to Heatherdale Estates – a highly sought-after community in the heart of Royal Oak. This bright & spacious 2-bdrm, 2-bath corner unit offers 1,170 sq.ft. of beautifully designed open-concept living. Featuring vaulted ceilings, crown mouldings, & hardwood floors, the home is filled with natural light & elegant touches throughout. The kitchen is a chef's delight with a island, granite countertops, & stainless steel appliances, perfect for entertaining or casual meals. Step out onto your private sundeck to enjoy your morning coffee or evening relaxation. This well-maintained condo includes in-suite laundry, secure underground parking & bike storage. Situated on a convenient bus route, you're just minutes from Broadmead Village, Royal Oak Shopping Centre, Commonwealth Place, & scenic Elk/Beaver Lake trails. Pet-friendly & rentals allowed, this home offers flexibility for homeowners and investors alike. Don't miss your chance to own in one of the area's most desirable developments!

  
**ELITE**  
REAL ESTATE TEAM



  
**PEMBERTON  
HOLMES** • 1887  
REAL ESTATE COWICHAN VALLEY


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Bedrooms: 2

Bathrooms: 2

Living Space: 1,170 sq.ft.

Water Source: Municipal

Sewer Supply: Connected

Heat Source: Electric Baseboard

Year Built: 2007

Strata Fee: \$489/Mo

Fee Includes: Management,  
Maintenance, Water, Sewer &  
Garbage

Parking: Underground, 1 space

Property Taxes: 2024 \$3,199

Property Assessment: 2025  
\$708,000

## Additional Notes:


- New hot water tank 2024
- Bike Storage
- On bus route
- Stainless Steel Appliances
- Vaulted Ceilings
- Close to Broadmead Village,  
Royal Oak Shopping Centre,  
Common Wealth Place &  
recreation at Elk & Beaver Lake

  
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