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**9 - 1917 Kaltasin Rd
 Sk Billings Spit ~ V9Z 0B4**

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	11x9
Bedroom - Primary	Lower	16x12
Laundry	Lower	9x9
Bathroom	Main	2-Piece
Dining Room	Main	10x9
Entrance	Main	6x4
Kitchen	Main	12x11
Living Room	Main	18x12
Storage	Main	5x4
Patio (Unfin)	Lower	16x10
Balcony (Unfin)	Main	15x5

Listing Summary

MLS@: 1032512 **List Price:** \$499,000
Status: Active **Orig Price:** \$499,000
Sub Type: Row/Twn **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$2,425 **Strata Fee:** \$400
2026 Asmt: \$482,000 **Title:** Frhld/Str

Remarks

Oceanfront living at Villa Mara on Billings Spit in Sooke! Fully updated two bedroom two bathroom townhouse with 1300sqft of living space over two levels with large patio and deck to take in your ocean views. Numerous updates include new flooring, bathroom fixtures, lighting and electrical, fresh paint, new HWT and ready for immediate possession. Building has new windows and sliding doors and recent roof for peace of mind. Small, private and peaceful 11 unit strata is situated on a large 1.44 acre waterfront lot with nature surrounding you. Bring your kayak/paddleboard or enjoy walking the beach out your front door! Two parking stalls, dogs and cats welcome. Main level with 18x12 living room with balcony access, separate dining room, spacious kitchen, storage and two piece bathroom. Ground level features 16x12 primary bedroom with large walk-out patio, 11x9 second bedroom, full bathroom and handy 9x9 laundry/storage room with crawl space access. Great value at \$499,000, don't miss out!

Interior Details

Layout: Split Entry
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 0
Bth 2Pce: 1 **Storeys:** 2
Bth 3Pce: 0 **Fin SqFt:** 1,317
Bth 4Pce: 1 **Unfin SqFt:** 255
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 0 **FP Feat:**
App Incl: Dishwasher, Dryer, Oven/Range Electric, Range Hood, Refrigerator, Washer
Intr Ftrs: Cathedral Entry, Closet Organizer, Dining Room, Storage

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	658	659	0	0	0
Beds	2	0	0	0	0
Baths	1	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1976 **Lgl NC Use:**
Oth Equ: Central Vacuum
Const Mt: Aluminum Siding, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls
Ext Feat: Balcony/Deck, Balcony/Patio, Fenced

Frnt Faces: SW **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: None
Heat: Baseboard, Electric
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 1,317sqft / 0.03ac **Dims (w/d):** **Waterfront:** Ocean
Prk Type: Guest, On Street, Open **View:** Ocean
Water: Municipal **Waste:** Septic System: Common **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Landscaped, Level, Park Setting, Quiet Area, Recreation Nearby, Southern Exposure, Walk on Waterfront
Complex: Villa Mara **Prk Tota:** 2 **Rent Alld?:** Unrestricted
SqFt Balc: 57 **StrLots/Cplx:** 11 **Prk Cm Prp:** 2 **Yng Ag Alld?:** 0
SqFt Prk: **Bldgs/Cplx:** 2 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: Dog
SqFt Pat: 180 **Suites/Bldg:** 6 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 2 **Str Lot Incl:** Balcony, Deck/Patio, Parking Stall
Gnd/Top?: **Lvs/Suite:** 2
Shrd Am: Common Area **Unit Incl:** Garbage Removal, Insurance, Maintenance Grounds,

