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**408 - 1490 Garnet Rd  
 SE Cedar Hill ~ V8P 5L1**

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	11x10
Bedroom - Primary	Main	15x12
Dining Room	Main	11x10
Ensuite	Main	4-Piece
Entrance	Main	9x4
Kitchen	Main	11x10
Living Room	Main	15x15
Balcony (Unfin)	Main	26x4

**Listing Summary**

**MLS@:** 970593      **List Price:** \$459,900  
**Status:** Active      **Orig Price:** \$459,900  
**Sub Type:** Condo      **Sold Price:**  
**DOM:** 0      **Pend Date:**  
**Taxes:** \$2,078      **Strata Fee:** \$520  
**2024 Asmt:** \$456,800      **Title:** Frhld/Str

**Remarks**

Top floor, two bedroom two full bathroom condo with large deck at McKenzie House. Located down the road from UVic, just in time for the school year! Well laid out floorplan with 1030sqft of living space plus 100sqft balcony, two generous size bedrooms (15x12 primary with 4 piece ensuite and 11x10 second bedroom) and spacious living room and dining area. Updated kitchen with skylight keep it bright year round. Building allows rentals, all ages and you can bring your cat. Ideal situation for UVic students and/or first time buyers with a great layout for a roommate with their own full bathroom. Live in one bedroom and rent out the other to make living cheaper than rent! Unit comes with storage locker, bike storage, parking stall and ability to rent 2nd a spot. Conveniently located on a direct bus route to UVic. Shopping, groceries, restaurants and all amenities a block away. Hot water included in strata fee. Great value at \$446/sqft and available for immediate possession!

**Interior Details**

**Layout:** Condo  
**Bedrms:** 2      **Kitchens:** 1  
**Baths Tot:** 2      **Fireplaces:** 0  
**Bth 2Pce:** 0      **Storeys:** 4  
**Bth 3Pce:** 0      **Fin SqFt:** 1,031  
**Bth 4Pce:** 1      **Unfin SqFt:** 106  
**Bth 5Pce:** 0      **Bed & Brk:**  
**Ens 2Pce:** 0      **Addnl Acc:**  
**Ens 3Pce:** 0      **Basement:**  
**Ens 4+Pce:** 1      **FP Feat:**  
**App Incl:** Dishwasher, Microwave, Oven/Range Electric, Range Hood, Refrigerator  
**Intr Ftrs:** Breakfast Nook, Eating Area, Storage

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	1,031	0	0	0
<b>Beds</b>	0	2	0	0	0
<b>Baths</b>	0	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 1977      **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco, Wood  
**Ext Feat:** Balcony/Patio, Fencing: Partial, Sprinkler System, Wheelchair Access  
**Frnt Faces:** N      **Bldg Style:**  
**Bldg Warr:** No  
**EnerGuide Rtg/Dt:**  
**Cool:** None  
**Heat:** Baseboard, Electric  
**Roof:** Fibreglass Shingle  
**Fndn:** Poured Concrete  
**Accss:** Accessible Entrance, Ground Level

**Lot/Strata Information**

**Lot Size:** 1,137sqft / 0.03ac      **Dims (w/d):**  
**Waterfront:**  
**Prk Type:** Guest, Open      **View:**  
**Water:** Municipal      **Waste:** Sewer Connected      **Services:** Cable Connected, Compost, Electricity Connected, G.  
**Lot Feat:** Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Near Golf Course, Recreation Nearby, Rectangular  
**Complex:** McKenzie House      **Prk Tota:** 1      **Rent Alld?:** Unrestricted: No short term rentals permitted  
**SqFt Balc:** 106      **StrLots/Cplx:** 55      **Prk Cm Prp:** 1      **Yng Ag Alld?:** 0: All Ages  
**SqFt Prk:**      **Bldgs/Cplx:** 1      **Prk LCP:** 0      **Pets Alld?:** Birds, Cats, Number Limit: One Cat  
**SqFt Pat:**      **Suites/Bldg:** 55      **Prk Str Lot:** 0      **BBQs Alld?:** No: Common Area BBQ  
**SqFt Strg:**      **Floors/Bldg:** 4      **Str Lot Incl:** Balcony, Parking Stall, Separate Storage  
**Gnd/Top?:**      **Lvs/Suite:** 1  
**Shrd Am:** Bike Storage, Elevator(s), Recreation Facilities, Recreation Room      **Unit Incl:** Caretaker, Garbage Removal, Hot Water, Insurance, M

