



**Troy Petersen**  
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**408 - 834 Johnson St**  
**Vi Downtown ~ V8W 1N3**

**Interior Details**

**Layout:** Condo  
**Bedrms:** 1   **Kitchens:** 1  
**Baths Tot:** 1   **Fireplaces:** 0  
**Bth 2Pce:** 0   **Storeys:** 14  
**Bth 3Pce:** 0   **Fin SqFt:** 498  
**Bth 4Pce:** 1   **Unfin SqFt:** 62  
**Bth 5Pce:** 0   **Bed & Brk:**  
**Ens 2Pce:** 0   **Addnl Acc:**  
**Ens 3Pce:** 0   **Basement:**  
**Ens 4+Pce:** 0   **FP Feat:**  
**App Incl:** Dishwasher, F/S/W/D, Microwave, Range Hood  
**Intr Ftrs:** Closet Organizer, Dining/Living Combo, Soaker Tub

**Rooms**

| RoomType        | Level | Dim/Pcs |
|-----------------|-------|---------|
| Bathroom        | Main  | 4-Piece |
| Bedroom         | Main  | 12x10   |
| Entrance        | Main  | 6x4     |
| Kitchen         | Main  | 10x6    |
| Living Room     | Main  | 15x12   |
| Balcony (Unfin) | Main  | 12x5    |

**Listing Summary**

**MLS@:** 923746   **List Price:** \$399,900  
**Status:** Active   **Orig Price:** \$399,900  
**Sub Type:** Condo   **Sold Price:**  
**DOM:** 0   **Pend Date:**  
**Taxes:** \$1,620   **Strata Fee:** \$321  
**2023 Asmt:** \$408,400   **Title:** Frhld/Str

**Remarks**

Move in ready 500sqft one bedroom condo in the heart of downtown at "The 834". Unit #408 features an open floorplan with separate bedroom, insuite laundry, hardwood floors, wall to wall and floor to ceiling windows with west exposure, large balcony for outdoor space and BBQing, quality kitchen with quartz countertops and stainless appliance package. Built in 2011 by Chard, the building has many amenities including separate storage, bike storage, awesome rooftop deck with sweeping views of the entire city and quality steel and concrete construction with healthy contingency fund and depreciation report for peace of mind. Unit offers flexible possession dates and ready for you to move right in to enjoy all downtown living has to offer. Nearly perfect walk, bike and transit scores and all levels of world class amenities just out your front door. Rentals are allowed for investment upside and two pets of any size! Reasonable strata fee includes hot water at \$321/m. Come and view today!

**Rooms Summary**

|                 | Lower | Main | Second | Third | Other |
|-----------------|-------|------|--------|-------|-------|
| <b>Fin SqFt</b> | 0     | 498  | 0      | 0     | 0     |
| <b>Beds</b>     | 0     | 1    | 0      | 0     | 0     |
| <b>Baths</b>    | 0     | 1    | 0      | 0     | 0     |
| <b>Kitchens</b> | 0     | 1    | 0      | 0     | 0     |

**Building Information**

**Built (est):** 2011   **Lgl NC Use:**   **Frnt Faces:** W   **Bldg Style:**   **Cool:** None  
**Oth Equ:**   **Bldg Warr:** No   **Heat:** Baseboard  
**Const Mt:** Brick, Concrete, Glass, Insulation: Ceiling, Insulation: Walls, Steel and Concrete   **EnerGuide Rtg/Dt:**   **Roof:** Asphalt Torch On  
**Ext Feat:** Balcony/Deck   **Fndn:** Poured Concrete   **Accss:** Accessible Entrance, Ground Level

**Lot/Strata Information**

**Lot Size:** 498sqft / 0.01ac   **Dims (w/d):**   **Waterfront:**  
**Prk Type:** On Street   **View:** City  
**Water:** Municipal   **Waste:** Sewer Connected   **Services:** Cable Connected, Compost, Electricity Connected, G.  
**Lot Feat:** Central Location, Easy Access, Recreation Nearby, Serviced, Shopping Nearby, Sidewalk  
**Complex:** The 834   **Prk Tota:** 0   **Rent Alld?:** Unrestricted: Rentals Allowed  
**SqFt Balc:** 62   **StrLots/Cplx:** 111   **Prk Cm Prp:** 0   **Yng Ag Alld?:** 0: All Ages  
**SqFt Prk:**   **Bldgs/Cplx:** 1   **Prk LCP:** 0   **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr  
**SqFt Pat:**   **Suites/Bldg:** 111   **Prk Str Lot:** 0   **BBQs Alld?:** Yes: BBQs Allowed  
**SqFt Strg:**   **Floors/Bldg:** 14   **Str Lot Incl:** Balcony, Separate Storage  
**Gnd/Top?:**   **Lvs/Suite:** 1  
**Shrd Am:** Bike Storage, Common Area, Elevator(s), Roof Deck, Secured   **Unit Incl:** Caretaker, Garbage Removal, Hot Water, Insurance, M

