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**203 - 625 Admirals Rd  
 Es Rockheights ~ V9A 2N6**

**Interior Details**

**Layout:** Condo  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 1    **Fireplaces:** 0  
**Bth 2Pce:** 0    **Storeys:** 4  
**Bth 3Pce:** 0    **Fin SqFt:** 1,083  
**Bth 4Pce:** 1    **Unfin SqFt:** 58  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:**  
**Ens 4+Pce:** 0    **FP Feat:**  
**App Incl:** Dishwasher, Oven/Range Electric, Range Hood, Refrigerator  
**Intr Ftrs:** Closet Organizer, Dining/Living Combo, Eating Area, Storage

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	11x10
Bedroom - Primary	Main	14x13
Dining Room	Main	10x8
Entrance	Main	10x4
Kitchen	Main	10x8
Living Room	Main	22x15
Storage	Main	7x4
Walk-in Closet	Main	5x5
Balcony (Unfin)	Main	11x5

**Listing Summary**

**MLS@:** 1025660    **List Price:** \$399,900  
**Status:** Active    **Orig Price:** \$399,900  
**Sub Type:** Condo    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$2,371    **Strata Fee:** \$451  
**2026 Asmt:** \$425,400    **Title:** Frhld/Str

**Remarks**

1083sqft two bedroom condo in the heart of Esquimalt at Harbour View House! Corner unit on the quiet side of the building with large floorplan including 22x15 living room, 7x4 in-unit storage room, 14x13 primary bedroom with walk-in closet and 11x10 second bedroom! Open living and dining space, 11x5 balcony with green outlook, updated laminate flooring, newer bathtub and surround, fresh paint, modern lighting and well equipped kitchen with dishwasher and newer countertops. Small 14 unit strata is well maintained with updated balconies and vinyl windows and the strata fee includes hot water. Unit comes with one parking stall, all ages welcome, BBQs and pets allowed (2 cats and 1 dog up to 20lbs). Ideal for first time buyers, military personnel, a great situation for a roommate or solid investment property. Convenient location, walk to Naden, close to the ocean and Saxe Point, Esquimalt Rec Centre, parks, groceries, transit and more.

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	1,083	0	0	0
<b>Beds</b>	0	2	0	0	0
<b>Baths</b>	0	1	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 1974    **Lgl NC Use:**    **Frnt Faces:** NE    **Bldg Style:**    **Cool:** None  
**Oth Equ:**    **Bldg Warr:**    **Heat:** Baseboard, Electric  
**Const Mt:** Aluminum Siding, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, St    **EnerGuide Rtg/Dt:**    **Roof:** Asphalt Torch On  
**Ext Feat:** Balcony/Deck    **Fndn:** Poured Concrete    **Accs:** Accessible Entrance, No Step Entr

**Lot/Strata Information**

**Prk Type:** Guest, Open    **Lot Size:** 1,141sqft / 0.03ac    **Dims (w/d):**    **Waterfront:**  
**Water:** Municipal    **Waste:** Sewer Connected    **View:**  
**Lot Feat:** Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Marina Nearby, Near Golf Course, Recreation Near  
**Complex:** Harbourview    **Prk Tota:** 1    **Services:** Cable Connected, Electricity Connected, Garbage, Pr  
**SqFt Balc:** 58    **StrLots/Cplx:** 14    **Prk Cm Prp:** 1    **Rent Alld?:** Unrestricted: Rentals Permitted  
**SqFt Prk:**    **Bldgs/Cplx:** 1    **Prk LCP:** 0    **Yng Ag Alld?:** 0: All Ages  
**SqFt Pat:**    **Suites/Bldg:** 14    **Prk Str Lot:** 0    **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr  
**SqFt Strg:**    **Floors/Bldg:** 4    **Str Lot Incl:** Balcony, Parking Stall    **BBQs Alld?:** Yes: Propane or Electric  
**Gnd/Top?:**    **Lvs/Suite:** 1  
**Shrd Am:** Bike Storage, Common Area, Elevator(s)    **Unit Incl:** Garbage Removal, Hot Water, Insurance, Maintenance

