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**208 - 1490 Garnet Rd
 SE Cedar Hill ~ V8P 5L1**

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:** 160
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, Ceiling Fan(s), Closet Organizer, Dining/Living Combo, Eating Area, Soaker Tub, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	10x10
Bedroom - Primary	Main	15x13
Dining Room	Main	10x10
Ensuite	Main	4-Piece
Entrance	Main	8x4
Kitchen	Main	10x10
Living Room	Main	15x15
Patio (Unfin)	Main	27x6

Listing Summary

MLS@: 937570 **List Price:** \$494,900
Status: Active **Orig Price:** \$494,900
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$1,802 **Strata Fee:** \$520
2022 Asmt: \$432,700 **Title:** Frhld/Str

Remarks

Updated two bedroom two full bathroom garden level condo with large patio at McKenzie House. Located down the road from UVic, just in time for the school year! Well laid out floorplan with 1031sqft of living space, two generous size bedrooms and large living room area. Updates include brand new bathtub in main and walk-in shower for ensuite, new Scandanavian style maple hardwood flooring, fresh designer paint and new stainless steel appliance package. 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 bathroom. Live in one bedroom and rent out the other to make living cheaper than rent! Unit comes with parking stall and ability to rent 2nd spot, storage locker and bike storage. Conveniently located on a direct bus route to UVic. Shopping, groceries and all amenities a block away. Hot water included in strata fee. Great value in today's market at \$499,900 or \$485/sqft!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,191	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1977 **Lgl NC Use:** **Frnt Faces:** N **Bldg Style:** **Cool:** None
Oth Equ: **Bldg Warr:** No **Heat:** Baseboard, Electric
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco, Wood **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Balcony/Patio, Garden **Fndn:** Poured Concrete
Accss: No Step Entrance, Wheelchair Frie

Lot/Strata Information

Prk Type: Additional, Guest, On Street, Open **View:** **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G
Lot Feat: Central Location, Cul-de-sac, Easy Access, Landscaped, Near Golf Course, No Through Road, Recreation Nearby, Rectangular L
Complex: McKenzie House **Prk Tota:** 1 **Rent Alld?:** Unrestricted: Rentals Allowed. One month minimum.
SqFt Balc: **StrLots/Cplx:** 55 **Prk Cm Prp:** 1 **Yng Ag Alld?:** 0: All Ages
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Number Lii
SqFt Pat: 160 **Suites/Bldg:** 55 **Prk Str Lot:** 0 **BBQs Alld?:** No
SqFt Strg: **Floors/Bldg:** 4 **Str Lot Incl:** Deck/Patio, Parking Stall, Private Garden, Separate Storage
Gnd/Top?: **Lvs/Suite:** 1
Shrd Am: Bike Storage, Common Area, Elevator(s), Meeting Room, Rect **Unit Incl:** Caretaker, Garbage Removal, Hot Water, Insurance, M

