



**Troy Petersen**  
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**306 - 1005 McKenzie Ave  
 SE Quadra ~ V8X 4A9**

**Interior Details**

**Layout:** Condo  
**Bedrms:** 1    **Kitchens:** 1  
**Baths Tot:** 1    **Fireplaces:** 0  
**Bth 2Pce:** 0    **Storeys:** 4  
**Bth 3Pce:** 0    **Fin SqFt:** 792  
**Bth 4Pce:** 1    **Unfin SqFt:** 52  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:**  
**Ens 4+Pce:** 0    **FP Feat:**  
**App Incl:** Dishwasher, Microwave, Oven/Range Electric, Refrigerator  
**Intr Ftrs:** Dining Room, Storage

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom - Primary	Main	12x12
Dining Room	Main	10x8
Entrance	Main	10x4
Kitchen	Main	9x8
Living Room	Main	18x17
Storage	Main	5x4
Sunroom (Unfin)	Main	10x5

**Listing Summary**

**MLS@:** 989731    **List Price:** \$369,900  
**Status:** Active    **Orig Price:** \$369,900  
**Sub Type:** Condo    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$1,756    **Strata Fee:** \$525  
**2025 Asmt:** \$368,300    **Title:** Frhld/Str

**Remarks**

Fully updated and turn key 800sqft one bedroom condo at Royal Woods. 3rd floor south facing unit with large sunroom, large in-unit storage room as well as separate storage and parking stall. Condo was very tastefully renovated in 2018 with strata permission for all new laminate flooring, new kitchen including cabinets and appliances, updated bathroom and fresh paint throughout. This condo is move in ready and available for immediate possession. Well run and desirable complex features outstanding amenities including pool, hot tub, tennis court, gym, bike storage, library, games room, workshop and more! Super convenient location at Quadra/McKenzie with Saanich Plaza with groceries and amenities a block away, Swan Lake and the Galloping Goose a short walk away and easy transit to UVic, Camosun and downtown. Strata fee includes heat and hot water. Ideal condo for students and first time buyers as well as retirees and investors alike! Proudly offered at \$369,900 (\$467/sqft)!

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	792	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):** 1975    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco, Wood  
**Ext Feat:** Balcony/Patio, Garden, Swimming Pool, Tennis Court(s)  
**Frnt Faces:** S    **Bldg Style:** West Coast  
**Bldg Warr:** No  
**EnerGuide Rtg/Dt:**  
**Cool:** None  
**Heat:** Baseboard, Hot Water  
**Roof:** Asphalt Torch On, Fibreglass Shing  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Lot Size:** 844sqft / 0.02ac  
**Prk Type:** Driveway, Guest    **View:**  
**Water:** Municipal    **Waste:** Sewer Connected    **Services:** Cable Connected, Compost, Electricity Connected, G.  
**Lot Feat:** Central Location, Easy Access, Family-Oriented Neighbourhood, Landscaped, Level, Near Golf Course, Recreation Nearby, Shop  
**Complex:** Royal Woods Windsor    **Prk Tota:** 1    **Rent Alld?:** Unrestricted: No Short Term Rentals  
**SqFt Balc:** 52    **StrLots/Cplx:** 141    **Prk Cm Prp:** 1    **Yng Ag Alld?:** 0: All Ages  
**SqFt Prk:**    **Bldgs/Cplx:** 2    **Prk LCP:** 0    **Pets Alld?:** None: No Pets  
**SqFt Pat:**    **Suites/Bldg:** 71    **Prk Str Lot:** 0    **BBQs Alld?:** No  
**SqFt Strg:**    **Floors/Bldg:** 4    **Str Lot Incl:** Balcony, Separate Storage  
**Gnd/Top?:**    **Lvs/Suite:** 1  
**Shrd Am:** Bike Storage, Clubhouse, Elevator(s), Fitness Centre, Meeting    **Unit Incl:** Caretaker, Heat, Hot Water, Insurance, Maintenance C

