



**Troy Petersen**  
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**404 - 2647 Graham St  
 Vi Hillside ~ V8T 3Y8**

**Rooms**

| RoomType          | Level | Dim/Pcs |
|-------------------|-------|---------|
| Bathroom          | Main  | 4-Piece |
| Bedroom - Primary | Main  | 15x10   |
| Dining Room       | Main  | 12x7    |
| Entrance          | Main  | 8x4     |
| Kitchen           | Main  | 13x8    |
| Living Room       | Main  | 14x12   |
| Walk-in Closet    | Main  | 6x4     |
| Balcony (Unfin)   | Main  | 10x5    |

**Listing Summary**

**MLS@:** 984539      **List Price:** \$459,900  
**Status:** Active      **Orig Price:** \$459,900  
**Sub Type:** Condo      **Sold Price:**  
**DOM:** 0      **Pend Date:**  
**Taxes:** \$2,099      **Strata Fee:** \$435  
**2024 Asmt:** \$442,100      **Title:** Frhld/Str

**Interior Details**

**Layout:** Condo  
**Bedrms:** 1      **Kitchens:** 1  
**Baths Tot:** 1      **Fireplaces:** 0  
**Bth 2Pce:** 0      **Storeys:** 4  
**Bth 3Pce:** 0      **Fin SqFt:** 672  
**Bth 4Pce:** 1      **Unfin SqFt:** 50  
**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, Range Hood  
**Intr Ftrs:** Controlled Entry, Dining/Living Combo, Storage

**Rooms Summary**

|                 | Lower | Main | Second | Third | Other |
|-----------------|-------|------|--------|-------|-------|
| <b>Fin SqFt</b> | 0     | 672  | 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     |

**Remarks**

Top Floor 700sqft one bedroom condo at The Sovereign! Bright and spacious unit with large living room, 15x10 bedroom with walk-in closet, two skylights and east facing 10x5 balcony. All of the features you desire including insuite laundry, secure underground parking, bike storage and storage locker, quiet side of the building, stainless steel kitchen appliances. Unit has been freshly painted throughout and ready for it's new owners to call this condo home. Building was remediated in 2010 with new rainscreen stucco exterior, vinyl windows and doors and balconies for peace of mind. Bring your dogs or cats (2 pets allowed, any size)! Centrally located near Hillside Ave. with easy access to transit, downtown, UVic/Camosun, Hillside Mall and Quadra Village. Ideal for 1st time buyers. Great Walk and Bike Score with trails and parks nearby. You will love the peace and quiet this unit offers on the top floor. Ready for immediate possession!

**Building Information**

**Built (est):** 1991      **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco  
**Ext Feat:** Balcony/Deck, Fencing: Partial, Garden, Sprinkler System, Wheelchair Access  
**Frnt Faces:** E      **Bldg Style:** California      **Cool:** None  
**Bldg Warr:**      **Heat:** Baseboard, Electric  
**EnerGuide Rtg/Dt:**      **Roof:** Asphalt Torch On  
**Fndn:** Poured Concrete  
**Accss:** Accessible Entrance, Ground Level

**Lot/Strata Information**

**Lot Size:** 722sqft / 0.02ac      **Dims (w/d):**      **Waterfront:**  
**Prk Type:** On Street, Underground      **View:**  
**Water:** Municipal      **Waste:** Sewer Connected      **Services:** Cable Connected, Compost, Electricity Connected, G.  
**Lot Feat:** Central Location, Curb & Gutter, Easy Access, Irrigation Sprinkler(s), Landscaped, Level, Near Golf Course, Recreation Nearby, S  
**Complex:** The Sovereign      **Prk Tota:** 1      **Rent Alld?:** Unrestricted: Rentals Permitted, No Short Term Renta  
**SqFt Balc:** 50      **StrLots/Cplx:** 39      **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, Dogs, Nurr  
**SqFt Pat:**      **Suites/Bldg:** 39      **Prk Str Lot:** 0      **BBQs Alld?:** Yes  
**SqFt Strg:**      **Floors/Bldg:** 4      **Str Lot Incl:** Balcony, Parking Stall, Separate Storage  
**Gnd/Top?:**      **Lvs/Suite:** 1  
**Shrd Am:** Bike Storage, Secured Entry      **Unit Incl:** Caretaker, Garbage Removal, Hot Water, Insurance, M

