



Troy Petersen
 Personal Real Estate Corporation
 troy@troypetersen.com
 Cell: (250)858-1134
 www.troypetersen.com



**402 - 1031 Burdett Ave
 Vi Downtown ~ V8V 3G9**

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:** 4
Bth 3Pce: 0 **Fin SqFt:** 1,053
Bth 4Pce: 0 **Unfin SqFt:** 81
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce: 1 **FP Feat:** Heatilator, Living Room, Wood Burning
App Incl: Dishwasher, Oven/Range Electric, Range Hood, Refrigerator
Intr Ftrs: Controlled Entry, Dining Room, Elevator, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Bedroom	Main	12x9
Dining Room	Main	11x8
Ensuite	Main	4-Piece
Kitchen	Main	8x8
Living Room	Main	20x13
Primary Bedroom	Main	16x11
Storage	Main	5x5
Balcony (Unfin)	Main	18x5

Listing Summary

MLS@: 903586 **List Price:** \$549,900
Status: Active **Orig Price:** \$549,900
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$1,947 **Strata Fee:** \$458
2022 Asmt: \$429,200 **Title:** Frhld/Str

Remarks

Large two bedroom two bathroom top floor condo in Fairfield at Copa Pacific! 1050sqft plus enclosed balcony in a quiet building located at 1031 Burdett Ave and a short walk to downtown, Cook St Village, Beacon Hill Park and all the city has to offer. Large 16x11 primary bedroom with full ensuite, handy 5x5 in-unit storage, two bright skylights, feature fireplace, spacious 20x13 living room, separate dining room are just a few of the highlights. Nobody living above you makes for peaceful living and unit comes with designated parking and bike storage as well. All ages are allowed and you can bring your dog or cat! The building will be painted this summer with beautiful designer colours. 2018 roof and a healthy depreciation report for buyer peace of mind. The location is absolutely ideal and you are able to walk or bike to all nearby restaurants, shops, parks and viewpoints. The entire city is literally at your doorstep. Proudly offered at \$549,900, come and view today!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,137	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): 1978 **Lgl NC Use:** **Frnt Faces:** W **Bldg Style:** **Cool:** None
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Electric, Wood
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco, Wood **EnerGuide Rtg/Dt:** **Roof:** Asphalt Torch On
Ext Feat: Balcony, Balcony/Deck **Fndn:** Poured Concrete
Accss: Accessible Entrance, No Step Entr

Lot/Strata Information

Prk Type: Driveway, Open **Lot Size:** 1,137sqft / 0.03ac **Dims (w/d):** **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **View:**
Lot Feat: Central Location, Cleared, Curb & Gutter, Easy Access, Landscaped, Level, Recreation Nearby, Serviced, Shopping Nearby, Side
Complex: Copa Pacific **Prk Tota:** 1 **Services:** Cable Connected, Compost, Electricity Connected, G
SqFt Balc: 82 **StrLots/Cplx:** 29 **Prk Cm Prp:** 1 **Rent Alld?:** Some Rentals: 2 Rentals Permitted
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Yng Ag Alld?:** 0: All Ages
SqFt Pat: **Suites/Bldg:** 29 **Prk Str Lot:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Strg: **Floors/Bldg:** 4 **Str Lot Incl:** Balcony **BBQs Alld?:** No: BBQs not permitted for units with sunrooms
Gnd/Top?: **Lvl/Suite:** 1
Shrd Am: Common Area, Elevator(s), Meeting Room, Secured Entry **Unit Incl:** Garbage Removal, Hot Water, Insurance, Maintenance

