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**203 - 2130 Sooke Rd  
 Co Hatley Park ~ V9B 1W5**

**Interior Details**

**Layout:** Split Level  
**Bedrms:** 3    **Kitchens:** 2  
**Baths Tot:** 4    **Fireplaces:** 1  
**Bth 2Pce:** 1    **Storeys:** 3  
**Bth 3Pce:** 1    **Fin SqFt:** 1,583  
**Bth 4Pce:** 0    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** None  
**Ens 4+Pce:** 2    **FP Feat:** Gas, Living Room  
**App Incl:** Dishwasher, Dryer, Microwave, Oven/Range Gas, Refrigerator, Washer  
**Intr Ftrs:** Closet Organizer, Dining/Living Combo, Storage

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	10'x9'
Entrance	Lower	6'x4'
Kitchen	Lower	12'x9'
Kitchen	Lower	8'x6'
Laundry	Lower	3'x3'
Bathroom	Main	2-Piece
Dining Room	Main	13'x10'
Laundry	Main	6'x5'
Living Room	Main	13'x11'
Bedroom	Second	13'x11'
Bedroom - Primary	Second	14'x14'
Ensuite	Second	4-Piece
Ensuite	Second	4-Piece
Garage (Unfin)	Lower	20'x10'
Patio (Unfin)	Lower	18'x11'
Deck (Unfin)	Main	8'x8'

**Listing Summary**

**MLS@:** 966958    **List Price:** \$770,000  
**Status:** Active    **Orig Price:** \$770,000  
**Sub Type:** Row/Twn    **Sold Price:**  
**DOM:** 1    **Pend Date:**  
**Taxes:** \$3,433    **Strata Fee:** \$454  
**2024 Asmt:** \$716,000    **Title:** Frhld/Str

**Remarks**

Luxury townhouse with a LEGAL suite (Earns \$1200/mo!). On the main, the kitchen has granite countertops, S.S. appliances (gas stove!), under cabinet lighting & an island. Off the kitchen is the S. facing deck & yard space. The main floor also has a big laundry room with a sink, power room, dining & living room with a modern gas FP & sliding doors onto a Juliet balcony. Up, the large master bed has ceilings over 10 ft tall, skylight, a custom built closet & ensuite with 2 sinks, another skylight, heated floors & a glass shower. 2nd bedrm is spacious & lives like another master with a full ensuite! Bottom level has storage & legal suite (with luxuries like stone counters, heated bathroom floors PLUS a private patio). The space is also perfect for a home office or 3rd bedroom. Hot water on demand & heat pump(AC)! All this plus a single car garage & driveway parking spot! Large dogs & Airbnb are allowed! This is perfect for investors, families, first time buyers & everything in between.

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	393	595	595	0	0
<b>Beds</b>	1	0	2	0	0
<b>Baths</b>	1	1	2	0	0
<b>Kitchens</b>	2	0	0	0	0

**Building Information**

**Built (est):** 2019    **Lgl NC Use:**    **Frnt Faces:** NE    **Bldg Style:** West Coast  
**Oth Equ:**    **Bldg Warr:** Yes    **Cool:** Air Conditioning  
**Const Mt:** Cement Fibre, Frame Wood, Metal Siding, Stone    **EnerGuide Rtg/Dt:**    **Heat:** Baseboard, Electric, Heat Pump, N  
**Ext Feat:** Balcony, Balcony/Patio, Fencing: Full, Garden, Low Maintenance Yard    **Roof:** Asphalt Torch On  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Lot Size:** 1,771sqft / 0.04ac    **Prk Type:** Attached, Driveway, Garage    **View:**    **Waterfront:**  
**Water:** Municipal    **Waste:** Sewer To Lot    **Services:**  
**Lot Feat:** Rectangular Lot  
**Complex:** ilaria at Hatley Park    **Prk Tota:** 2    **Rent Alld?:** Unrestricted: No restrictions!  
**SqFt Balc:**    **StrLots/Cplx:** 14    **Prk Cm Prp:** 0    **Yng Ag Alld?:** 0  
**SqFt Prk:**    **Bldgs/Cplx:** 4    **Prk LCP:** 1    **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: 2 do  
**SqFt Pat:**    **Suites/Bldg:** 4    **Prk Str Lot:** 1    **BBQs Alld?:** Yes  
**SqFt Strg:**    **Floors/Bldg:** 3    **Str Lot Incl:** Balcony, Deck/Patio, Garage  
**Gnd/Top?:**    **Lvs/Suite:** 3  
**Shrd Am:** Common Area, Private Drive/Road    **Unit Incl:** Sewer

