Troy Peterse	Troy	Peterse
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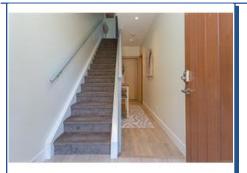
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	Rooms						Listing Summary					
203 - 2130 Sooke Rd         Co Hatley Park ~ V9B 1W5         Interior Details         Layout:       Split Level				RoomType         Bathroom         Bedroom         Entrance         Kitchen         Kitchen         Laundry         Bathroom         Dining Room         Laundry         Bedroom         Bedroom         Bedroom         Bedroom         Bedroom         Bedroom         Bedroom         Patine         Garage (Unfin)         Patio (Unfin)         Deck (Unfin)			LevelDim/PcsLower3-PieceLower10'x9'Lower6'x4'Lower12'x9'Lower8'x6'Lower3'x3'Main2-PieceMain13'x10'Main6'x5'Main13'x11'Second13'x11'Second14'x14'Second4-PieceLower20'x10'Lower18'x11'Main8'x8'		ce	MLS®: 966958 Status: Active Sub Type: Row/Twn DOM: 1 Taxes: \$3,433 2024 Asmt: \$716,000	List Price: \$770,000 Orig Price: \$770,000 Sold Price: Pend Date: Strata Fee: \$454 Title: Frhld/Str	
									D' 1' 1' 4' Ce Ce D'	Remarks Luxury townhouse with a LEGAL suite (Earns \$1200/mo!). On the main, the kitchen has granite countertops, S.S. appliances (gas stovel), 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		
Layout: Bedrms:	3	Kitchens:	2							2 sinks, another skylight, heated floors & a glass shower. 2nd bedrm is spacious &		
Baths Tot: Bth 2Pce:	4 1	Fireplaces: Storeys:	1 3				Summary	Thind	Others	lives like another master Bottom level has storage		
Bth 3Pce:	1	Fin SaFt:	1,583	Fin SqFt	Lower 393	595	Second 595	1 nira	Other 0	luxuries like stone counter	ers, heated	
Bth 4Pce:	0	Unfin SaFt:	0	Beds	1	0	2	0	0	bathroom floors PLUS a space is also perfect for		
Bth 5Pce:	0	Bed & Brk:		Baths	1	1	2	0	0	bedroom. Hot water on c		
Ens 2Pce:	0	Addnl Acc:		Kitchens	2	0	0	0	0	pump(AC)! All this plus a		
Ens 3Pce: Ens 4+Pce App Incl: Intr Ftrs		Basement: FP Feat: washer, Dryer,	None Gas, Living Roo Microwave, Ove Dining/Living Com	driveway parking spot! Large dogs & Airbnb are allowed! This is perfect for investors, families, first time buyers & everything in between.								

Sewer

Unit Incl:

Built (est):	Iding Information 2019 LgI NC Use:	Frnt Fa		lg Style: lg Warr:	West Coast Yes	, , , , , , , , , , , , , , , , , , , ,	tric, Heat Pump, N
Oth Equ:				erGuide R	tg/Dt:	Roof: Asphalt Torch O	
Const Mt: Cement Fibre, Frame Wood, Metal Siding, Stone Fndn: Poured Concrete							9
Ext Feat:         Balcony, Balcony/Patio, Fencing: Full, Garden, Low Maintenance Yard         Accss:							
Lot/S	Strata Information	Lot Size	1,771sqft / 0.0	)4ac	Dims (w/d):	Waterfront:	
Prk Type: Attached, Driveway, Garage					View:		
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 Mammal	s, 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, Gara	ge	

Gnd/Top?: Lvls/Suite: 3 Shrd Am: Common Area, Private Drive/Road







## Tuesday, June 11, 2024

\* Personal Real Estate Corporation

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