



**Troy Petersen**  
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**303 - 611 Brookside Rd  
 Co Latoria ~ V9C 0C3**

**Interior Details**

**Layout:** Condo  
**Bedrms:** 1    **Kitchens:** 1  
**Baths Tot:** 1    **Fireplaces:** 1  
**Bth 2Pce:** 0    **Storeys:** 4  
**Bth 3Pce:** 0    **Fin SqFt:** 537  
**Bth 4Pce:** 1    **Unfin SqFt:** 36  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:**  
**Ens 4+Pce:** 0    **FP Feat:** Electric, Living Room  
**App Incl:** Dishwasher, F/S/W/D, Microwave, Range Hood  
**Intr Ftrs:** Closet Organizer, Dining/Living Combo, Storage

**Rooms**

| RoomType          | Level | Dim/Pcs |
|-------------------|-------|---------|
| Bathroom          | Main  | 4-Piece |
| Bedroom - Primary | Main  | 13x10   |
| Dining Room       | Main  | 10x6    |
| Kitchen           | Main  | 11x9    |
| Laundry           | Main  | 3x3     |
| Living Room       | Main  | 11x10   |
| Balcony (Unfin)   | Main  | 8x4     |

**Listing Summary**

**MLS@:** 969174    **List Price:** \$399,900  
**Status:** Active    **Orig Price:** \$399,900  
**Sub Type:** Condo    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$1,714    **Strata Fee:** \$306  
**2024 Asmt:** \$384,000    **Title:** Frhld/Str

**Remarks**

2011 built 530sqft one bedroom condo at Market at Latoria! Third floor unit with western exposure and plenty natural light. Spacious design with 9 foot ceilings and open floorplan. Quality kitchen with stainless appliance package, tile backsplash and quartz countertops. Large bedroom with room for king size bed or home office space. Sunny west facing balcony with access from the living room and bedroom. Other features include insuite laundry, storage locker conveniently across the hall, bike storage and secure underground parking. You are covered for amenities with Red Barn Market in your building, Royal Bay shopping and the beach down the road, Olympic View Golf Course across the street, plenty of trails, parks and nature out your doorstep! Very reasonable strata fee (\$306/m) and depreciation report in a relatively new building for great peace of mind. Two pets of any size, rentals and BBQ's allowed! Proudly offered at \$399,900 and available for immediate possession to enjoy summer!

**Rooms Summary**

|                 | Lower | Main | Second | Third | Other |
|-----------------|-------|------|--------|-------|-------|
| <b>Fin SqFt</b> | 0     | 537  | 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):** 2011    **Lgl NC Use:**    **Frnt Faces:** W    **Bldg Style:** West Coast    **Cool:** None  
**Oth Equ:**    **Bldg Warr:** Yes    **Heat:** Baseboard, Electric  
**Const Mt:** Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stone, Stucco, Wood    **EnerGuide Rtg/Dt:**    **Roof:** Asphalt Torch On  
**Ext Feat:** Balcony/Deck, Sprinkler System    **Fndn:** Poured Concrete    **Accss:** Accessible Entrance, No Step Entr

**Lot/Strata Information**

**Lot Size:** 537sqft / 0.01ac    **Dims (w/d):**    **Waterfront:**  
**Prk Type:** Attached, Guest, On Street, Underground    **View:**  
**Water:** Municipal    **Waste:** Sewer Connected    **Services:** Cable Connected, Compost, Electricity Connected, G  
**Lot Feat:** Central Location, Corner, Curb & Gutter, Easy Access, Irrigation Sprinkler(s), Landscaped, Level, Near Golf Course, Serviced, Shr  
**Complex:**    **Prk Tota:** 1    **Rent Alld?:** Unrestricted  
**SqFt Balc:** 35    **StrLots/Cplx:** 34    **Prk Cm Prp:** 0    **Yng Ag Alld?:** 0: All Ages  
**SqFt Prk:**    **Bldgs/Cplx:** 1    **Prk LCP:** 1    **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr  
**SqFt Pat:**    **Suites/Bldg:** 34    **Prk Str Lot:** 0    **BBQs Alld?:** Yes  
**SqFt Strg:** 36    **Floors/Bldg:** 4    **Str Lot Incl:** Balcony, Parking Stall, Separate Storage  
**Gnd/Top?:**    **Lvl/Suite:** 1  
**Shrd Am:** Bike Storage, Common Area, Elevator(s), Secured Entry    **Unit Incl:** Caretaker, Garbage Removal, Hot Water, Insurance, M

