



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



**410 - 1745 Leighton Rd**  
**Vi Jubilee ~ V8R 6R6**

#### Interior Details

**Layout:** Condo  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 1  
**Bth 2Pce:** 0    **Storeys:** 6  
**Bth 3Pce:** 1    **Fin SqFt:** 977  
**Bth 4Pce:** 0    **Unfin SqFt:** 65  
**Bth 5Pce:** 0    **Bed & Brk:** None  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** None  
**Ens 4+Pce:** 1    **FP Feat:** Living Room, Wood Burning  
**App Incl:** Dishwasher, Oven/Range Electric, Range Hood, Refrigerator  
**Intr Ftrs:** Dining/Living Combo

#### Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Bedroom	Main	10'x9'
Bedroom - Primary	Main	13'x11'
Dining Room	Main	12'x10'
Ensuite	Main	4-Piece
Entrance	Main	11'x5'
Kitchen	Main	12'x7'
Living Room	Main	15'x12'
Walk-in Closet	Main	7'x3'

#### Listing Summary

**MLS®:** 997125    **List Price:** \$475,000  
**Status:** Active    **Orig Price:** \$475,000  
**Sub Type:** Condo    **Sold Price:**  
**DOM:** 1    **Pend Date:**  
**Taxes:** \$2,304    **Strata Fee:** \$494  
**2025 Asmt:** \$491,700    **Title:** Frhld/Str

#### Remarks

Large two bedroom two full bathroom condo at Harrington House near Oak Bay junction! Durable steel and concrete construction for quiet enjoyment and centrally located on direct bus routes to downtown and UVic! Unit is 960sqft plus large covered balcony on the 4th floor as well as storage locker and secure underground parking stall. Features large open living/dining area, laminate flooring, primary bedroom has four piece ensuite bathroom and a good sized second bedroom with access to the second bathroom with shower for great roommate option. Building is within walking distance of all levels of amenities including parks, Royal Jubilee Hospital, Oak Bay Avenue, shops and more. Bike lane infrastructure out the door connects you to the rest of the city. Condo is great for first time buyers and also makes a great rental investment with a premium location for students and retirees alike! Building has solar panel offsets on roof and EV charging available. Proudly offered at \$475,000!

#### Rooms Summary

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	977	0	0	0
<b>Beds</b>	0	2	0	0	0
<b>Baths</b>	0	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

#### Building Information

**Built (est):** 1982    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Insulation: Ceiling, Insulation: Walls, Steel and Concrete  
**Ext Feat:** Balcony

**Frnt Faces:** W    **Bldg Style:**  
**Bldg Warr:** No  
**EnerGuide Rtg/Dt:**

**Cool:** None  
**Heat:** Hot Water, Natural Gas  
**Roof:** Asphalt Torch On  
**Fndn:** Poured Concrete  
**Accss:** Accessible Entrance, No Step Entr

#### Lot/Strata Information

**Lot Size:** 977sqft / 0.02ac    **Dims (w/d):**  
**Prk Type:** Attached, Underground    **View:**  
**Water:** Municipal    **Waste:** Sewer Connected    **Services:** Cable Connected, Compost, Electricity Connected, G.  
**Lot Feat:** Central Location, Curb & Gutter, Easy Access, Family-Oriented Neighbourhood, Landscaped, Near Golf Course, Recreation Near!  
**Complex:** Harrington House    **Prk Tota:** 1    **Rent Alld?:** Unrestricted: No short term rentals  
**SqFt Balc:** 65    **StrLots/Cplx:** 78    **Prk Cm Prp:** 1    **Yng Ag Alld?:** 0: All Ages  
**SqFt Prk:**    **Bldgs/Cplx:** 1    **Prk LCP:** 0    **Pets Alld?:** None: No Pets, sorry.  
**SqFt Pat:**    **Suites/Bldg:** 78    **Prk Str Lot:** 0    **BBQs Alld?:** Yes  
**SqFt Strg:**    **Floors/Bldg:** 6    **Str Lot Incl:** Balcony, Parking Stall, Separate Storage  
**Gnd/Top?:**    **Lvls/Suite:** 1  
**Shrd Am:** Bike Storage, Elevator(s), Meeting Room, Recreation Facilities    **Unit Incl:** Caretaker, Garbage Removal, Heat, Hot Water, Insura

