

## **#205 1501 Richmond Ave Features and Updates:**

- \* "The Avenue" at 1501 Richmond. Built in 1993 but fully remediated in the early 2000's with new balconies, exteriors and vinyl windows. Strata plan shows 90.1sq.m (970sq.ft) plus 4sq.m (43sq.ft) balcony and unit entitlement of 90/3265 = 2.76%. Current strata fee is \$481.57 which includes gas for fireplace heating. Insurance to April 2024 and only \$10,000 water deductible. Well run proactive strata and recent depreciation report for peace of mind.
- \* Unit has been extensively renovated with no expense spared! Renovations all done 2016 or newer. New kitchen with Meritt cabinetry made in Canada with under cabinet lighting, quartz countertops, stainless steel double undermount sink, tile backsplash and high quality Bosch fridge, stove and dishwasher with Maytag low profile over the range microwave. 12mm Eurostyle German made laminate flooring with quality underlay in most rooms along with all new baseboards and trim. Vertical Levelor blinds. All new lighting, hardware, designer paint and new fixtures throughout!
- \* Large primary bedroom with cozy carpets has its own reading nook or office space and plenty of room for a king size bed. Walk in closet with organizers and four piece ensuite with soaker tub, new vanity and fixtures. Second bedroom can accommodate a queen size bed and also makes a great office or guest bedroom. Second two piece bathroom also with all new fixtures, vanity and hardware.
- \* In unit storage you rarely see in condos highlighted by a 6x6 walk in entry closet with tons of cabinets and shelving. Laundry closet with GE front load stacking washer and dryer and extra storage space. Hallway closet with pantry space, more shelving and newer hot water tank.
- \* Located on the quiet side of the building with no traffic and peaceful garden outlook and eastern exposure. Brilliant blooms in the spring and fall to enjoy from your balcony. BBQ's allowed.
- \* Under new strata laws rentals are permitted, all ages, dogs and cats up to 15lbs allowed. Unit comes with one underground parking stall and potential for a second. Generous size storage locker and building also has bike storage.
- \* Desirable location off Oak Bay Avenue and walking distance to all levels of amenities including restaurants, Red Barn, doctors, cafes, parks, banks, Royal Jubilee and direct buses to downtown, UVic/Camosun and other major centres. Very high scoring walk, bike and transit scores.
- \* Truly move in ready and nothing to do but enjoy your new home. Proudly offered at \$619,900 (\$639/sq.ft). Buy with total confidence! Flexible possession dates.
- \* For more information: Troy Petersen Personal Real Estate Corporation. Sutton Group West Coast Realty. (250)858-1134 troy@troyetersen.com