

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



REALTOR®



416 - 528 Pandora Ave
Vi Downtown ~ V8W 0C6

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom - Primary	Main	10x8
Entrance	Main	5x4
Kitchen	Main	14x11
Living Room	Main	14x11
Balcony (Unfin)	Main	6x2

Listing Summary

MLS®: 1050958 **List Price:** $465,000
Status: Active **Orig Price:** $465,000
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: $2,796 **Strata Fee:** $397
2026 Asmt: $494,200 **Title:** Frhld/Str

Remarks

South facing one bedroom condo at The Union with parking! Nearly 600sqft of living space with an open concept layout and stylish design. Built in 2014 and located in the heart of Old Town with the Inner Harbour, Chinatown and the rest of downtown Victoria out your front door. Fourth floor unit with city outlook to Market Square, Johnson St Bridge and some water views. Great natural light with prime south exposure and floor to ceiling windows. Features include kitchen with quartz countertops and stainless steel appliances, insuite laundry, wide plank laminate flooring, soaker tub with tile surround and modern finishes throughout. Building allows pets of any size. Unit comes with secure underground parking stall, separate storage locker and bike storage. Hot water included in the affordable $397/m strata fee. Take advantage of the downtown lifestyle with restaurants, shopping, entertainment, waterfront, trails, sightseeing and more in close proximity. Flexible possession. Don't miss out!

Interior Details

Layout: Condo
Bedrms: 1 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:** 5
Bth 3Pce: 0 **Fin SqFt:** 582
Bth 4Pce: 1 **Unfin SqFt:** 15
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce 0 **FP Feat:**
App Incl: Dishwasher, Dryer, Microwave, Oven/Range Electric, Range Hood, Refrigerator,
Intr Ftrs Closet Organizer, Controlled Entry, Dining/Living Combo, Soaker Tub

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	582	0	0	0
Beds	0	1	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

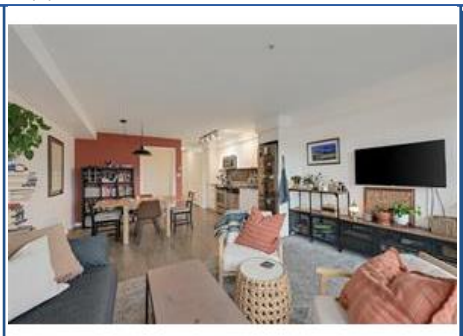
Building Information

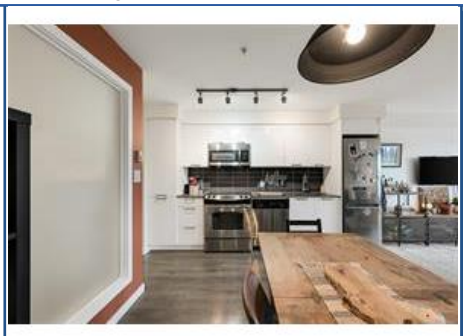
Built (est): 2014 **Lgl NC Use:**
Oth Equ:
Const Mt: Block, Brick, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood
Ext Feat: Balcony/Deck, Wheelchair Access
Frnt Faces: S **Bldg Style:**
Bldg Warr: No
EnerGuide Rtg/Dt:
Cool: None
Heat: Baseboard, Electric
Roof: Asphalt Torch On
Fndn: Poured Concrete
Accss: Accessible Entrance, Ground Level

Lot/Strata Information

Lot Size 612sqft / 0.01ac
Dims (w/d):
Waterfront:
Prk Type: Underground
Water: Municipal **Waste:** Sewer Connected
View: City, Ocean
Services: Cable Connected, Compost, Electricity Connected, G
Lot Feat: Central Location, Easy Access, Landscaped, Marina Nearby, Recreation Nearby, Serviced, Shopping Nearby, Sidewalk, Southern
Complex: The Union
Prk Tota 1
Rent Alld?: Unrestricted: Rentals Permitted
SqFt Balc: 15 **StrLots/Cplx** 134 **Prk Cm Prp:** 0 **Yng Ag Alld?** 0: All Ages
SqFt Prk: **Bldgs/Cplx:** 2 **Prk LCP:** 1 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: Dog
SqFt Pat: **Suites/Bldg:** 63 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 5 **Str Lot Incl:** Balcony, Parking Stall, Separate Storage
Gnd/Top?: **Lvls/Suite:** 1
Shrd Am: Bike Storage, Common Area, Elevator(s)
Unit Incl: Caretaker, Garbage Removal, Hot Water, Insurance, M







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