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**312 - 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:** 534
Bth 4Pce: 1 **Unfin SqFt:** 40
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: F/S/W/D, Range Hood
Intr Ftrs: Closet Organizer, Dining/Living Combo, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom - Primary	Main	12x10
Kitchen	Main	12x10
Laundry	Main	3x3
Living Room	Main	13x11
Balcony (Unfin)	Main	9x4

Listing Summary

MLS@: 943331 **List Price:** \$439,900
Status: Active **Orig Price:** \$439,900
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$1,527 **Strata Fee:** \$300
2023 Asmt: \$371,800 **Title:** Frhld/Str

Remarks

2011 built 530sqft one bedroom condo at Latoria Walk! Third floor unit with southern exposure and lots of 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 a king size bed or home office space. Sunny south 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 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 \$439,900 and available for flexible closing, don't miss the opportunity!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	534	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): 2011 **Lgl NC Use:** **Frnt Faces:** S **Bldg Style:** West Coast **Cool:** None
Oth Equ: **Bldg Warr:** No **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 **Fndn:** Poured Concrete **Accss:** Accessible Entrance, No Step Entr

Lot/Strata Information

Lot Size: 574sqft / 0.01ac **Dims (w/d):** **Waterfront:**
Prk Type: Attached, Guest, Underground **View:**
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Central Location, Corner, Easy Access, Irregular Lot, Level, Near Golf Course, Serviced, Shopping Nearby, Southern Exposure
Complex: **Prk Tota:** 1 **Rent Alld?:** Unrestricted
SqFt Balc: 40 **StrLots/Cplx:** 34 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0
SqFt Prk: 165 **Bldgs/Cplx:** 1 **Prk LCP:** 1 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: 2 Dc
SqFt Pat: **Suites/Bldg:** 34 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: 24 **Floors/Bldg:** 4 **Str Lot Incl:** Balcony, Garage, Parking Stall, Separate Storage
Gnd/Top?: **Lvl/Suite:** 1
Shrd Am: Bike Storage, Elevator(s) **Unit Incl:** Garbage Removal, Hot Water, Insurance, Maintenance

