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**103 - 4030 Quadra St**  
**SE High Quadra ~ V8X 1K2**

#### Interior Details

**Layout:** Condo

**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 0  
**Bth 2Pce:** 0    **Storeys:** 6  
**Bth 3Pce:** 1    **Fin SqFt:** 969  
**Bth 4Pce:** 1    **Unfin SqFt:** 812  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** 8'  
**Ens 4+Pce:** 0    **FP Feat:**

**App Incl:** Dishwasher, Dryer, Oven/Range Electric, Range Hood, Refrigerator, Washer  
**Intr Ftrs:** Dining/Living Combo, French Doors, Soaker Tub, Storage

#### Rooms

| RoomType          | Level | Dim/Pcs |
|-------------------|-------|---------|
| Bathroom          | Main  | 4-Piece |
| Bathroom          | Main  | 3-Piece |
| Bedroom           | Main  | 13'x10' |
| Bedroom - Primary | Main  | 14'x12' |
| Dining Room       | Main  | 11'x10' |
| Entrance          | Main  | 7'x4'   |
| Kitchen           | Main  | 9'x8'   |
| Living Room       | Main  | 17'x10' |
| Patio (Unfin)     | Main  | 30x27   |

#### Listing Summary

**MLS®:** 1037613    **List Price:** \$569,000  
**Status:** Active    **Orig Price:** \$569,000  
**Sub Type:** Condo    **Sold Price:**  
**DOM:** 0    **Pend Date:**  
**Taxes:** \$2,669    **Strata Fee:** \$545  
**2026 Asmt:** \$519,000    **Title:** Frhld/Str

#### Remarks

969sqft two bedroom two full bathroom condo with rare 800sqft fully fenced south facing yard and patio at The Mirador in Saanich East! The ideal condo for gardeners, pets and kids with sunny and private outdoor space that is unique to market. Downsize with ease and keep your backyard! Nearly 1000sqft of finished living space with spacious living room (17x10), ensuite laundry, updated kitchen, wood floors and large primary bedroom (14x12) with shower in ensuite bathroom. Coveted steel and concrete construction with brand new windows and recent elevator and hallway upgrades. The strata owns a rental suite and leases rooftop communications for very healthy annual contingency funding. Parking and storage locker included as well as bike storage. Two pets up to 33lbs each and all ages and rentals welcome. Conveniently located at Quadra/McKenzie with easy transit to UVic and downtown and Saanich Plaza just across the street with numerous amenities! The private yard is truly a must see!

#### Rooms Summary

|                 | Lower | Main | Second | Third | Other |
|-----------------|-------|------|--------|-------|-------|
| <b>Fin SqFt</b> | 0     | 969  | 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):** 1981    **Lgl NC Use:**

**Oth Equ:**

**Const Mt:** Brick, Steel and Concrete

**Ext Feat:** Balcony/Patio, Fenced, Fencing: Full, Garden

**Frnt Faces:** S

**Bldg Style:**

**Bldg Warr:**

**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:** 1,782sqft / 0.04ac

**Dims (w/d):**

**Waterfront:**

**Prk Type:** Open, Underground

**Water:** Municipal

**Waste:** Sewer Connected

**View:**

**Services:** Cable Connected, Compost, Electricity Connected, G

**Lot Feat:** Central Location, Curb & Gutter, Easy Access, Family-Oriented Neighbourhood, Irrigation Sprinkler(s), Near Golf Course, Recreati

**Complex:** Mirador

**Prk Tota** 1

**Rent Alld?:** Unrestricted: Rentals Permitted

**SqFt Balc:**    **StrLots/Cplx** 36

**Prk Cm Prp:** 1

**Yng Ag Alld?** 0: All Ages

**SqFt Prk:**    **Bldgs/Cplx:** 36

**Prk LCP:** 0

**Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr

**SqFt Pat:**    **Suites/Bldg:** 36

**Prk Str Lot:** 0

**BBQs Alld?:** Yes: BBQs Allowed

**SqFt Strg:**    **Floors/Bldg:** 6

**Str Lot Incl:** Deck/Patio, Private Garden, Separate Storage

**Gnd/Top?:**    **Lvls/Suite:** 1

**Shrd Am:** Bike Storage

**Unit Incl:** Caretaker, Garbage Removal, Insurance, Maintenance

