



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



**306 - 1490 Garnet Rd
 SE Cedar Hill ~ V8P 5L1**

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:** 4
Bth 3Pce: 0 **Fin SqFt:** 1,033
Bth 4Pce: 1 **Unfin SqFt:** 107
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce: 1 **FP Feat:**
App Incl: Dishwasher, Microwave, Oven/Range Electric, Range Hood, Refrigerator
Intr Ftrs Breakfast Nook, Ceiling Fan(s), Controlled Entry, Dining/Living Combo, Eating Area

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12x11
Dining Room	Main	10x10
Ensuite	Main	4-Piece
Entrance	Main	9x4
Kitchen	Main	11x10
Living Room	Main	16x15
Primary Bedroom	Main	15x13
Patio (Unfin)	Main	27x4

Listing Summary

MLS@: 903746 **List Price:** \$449,900
Status: Active **Orig Price:** \$449,900
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$1,701 **Strata Fee:** \$488
2022 Asmt: \$394,000 **Title:** Frhld/Str

Remarks

Large two bedroom, two full bathroom condo near University Heights at McKenzie House! 1033sqft well designed layout plus large balcony. Very centrally located on a dead end street with UVic, groceries, transit, shopping and all levels of amenities a short distance out your front door. Spacious design with open living and dining room, kitchen with eating area, large 15x13 primary bedroom with walk through closets and four piece ensuite. Ideal roommate situation with a 12x11 second bedroom and full main bathroom with tub and shower. Unit comes with parking stall, storage locker, bike storage and laundry is on each floor for convenience. The property is now vacant and ready for its new owners to enjoy, just in time for summer or the upcoming school year ahead! This very well managed building is 19+ and you can bring your cat! Hot water included in the strata fee. Great for retirees and students alike! Proudly offered at \$449,900. Great value in todays market at \$436/sqft!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,140	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1977 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco, Wood
Ext Feat: Balcony/Patio, Garden, Wheelchair Access

Frnt Faces: N **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: None
Heat: Baseboard, Electric
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss: Accessible Entrance, No Step Entr

Lot/Strata Information

Prk Type: Guest, Open **Lot Size:** 1,140sqft / 0.03ac **Dims (w/d):** **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **View:**
Lot Feat: Adult-Oriented Neighbourhood, Central Location, Cul-de-sac, Easy Access, Irregular Lot, Landscaped, Near Golf Course, No Thru
Complex: McKenzie House **Prk Tota:** 1 **Services:** Cable Connected, Compost, Electricity Connected, G.
SqFt Balc: 107 **StrLots/Cplx:** 55 **Prk Cm Prp:** 1 **Rent Alld?:** Some Rentals: 2 Rental Allowed
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Yng Ag Alld?:** 19: 19+ Building
SqFt Pat: **Suites/Bldg:** 55 **Prk Str Lot:** 0 **Pets Alld?:** Cats, Number Limit: 1 Cat Allowed, No Dogs
SqFt Strg: **Floors/Bldg:** 4 **Str Lot Incl:** Balcony, Livable, Parking Stall, Separate Storage **BBQs Alld?:** No
Gnd/Top?: **Lvs/Suite:** 1
Shrd Am: Bike Storage, Common Area, Elevator(s), Meeting Room, RecUnit Incl: Garbage Removal, Hot Water, Insurance, Maintenance

