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107 - 9905 Fifth St
Si Sidney North-East ~ V8L 5M2

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 3
Bth 3Pce: 1 **Fin SqFt:** 1,141
Bth 4Pce: 0 **Unfin SqFt:** 64
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:**
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, F/S/W/D, Microwave, Range Hood
Intr Ftrs: Breakfast Nook, Closet Organizer, Dining/Living Combo, Eating Area, Soaker Tub, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Bedroom	Main	13x10
Bedroom - Primary	Main	15x12
Dining Room	Main	12x9
Eating Area	Main	8x7
Ensuite	Main	3-Piece
Entrance	Main	6x4
Kitchen	Main	13x10
Living Room	Main	15x13
Walk-in Closet	Main	7x4
Balcony (Unfin)	Main	8x7

Listing Summary

MLS@: 947526 **List Price:** \$649,900
Status: Active **Orig Price:** \$649,900
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,306 **Strata Fee:** \$478
2023 Asmt: \$592,900 **Title:** Frhld/Str

Remarks

Gorgeous two bedroom two full bathroom condo at The Marlena on Fifth St! Large floorplan at 1141sqft plus a west facing balcony. Generous size primary bedroom (15x12) with walk-in closet and ensuite with shower. Spacious main living area with cozy gas fireplace for efficient heating, corner unit with wall to wall windows and tons of natural light. Well equipped kitchen with plenty cabinets and storage and newer appliances plus a breakfast nook for casual meals. Accessible building and main bathroom with walk-in soaker tub with retirees in mind. Other features include 13x10 second bedroom, ensuite laundry, vinyl flooring throughout, in-unit storage as well as separate storage locker and underground secure parking. Building has been fully remediated and new roof in 2020 for peace of mind. Small, quiet, well run building located a short walk from Beacon Ave and all levels of amenities nearby. Take advantage of immediate possession and live the Sidney by the Sea lifestyle to it's fullest!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,141	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Frnt Faces: W **Bldg Style:** California **Cool:** None
Built (est): 1995 **Lgl NC Use:** **Bldg Warr:** No **Heat:** Baseboard, Electric, Natural Gas
Oth Equ: Electric Garage Door Opener **EnerGuide Rtg/Dt:** **Roof:** Asphalt Rolled, Metal
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco **Fndn:** Poured Concrete
Ext Feat: Balcony/Deck, Sprinkler System, Wheelchair Access **Accss:** Accessible Entrance, Ground Level

Lot/Strata Information

Lot Size: 1,141sqft / 0.03ac **Dims (w/d):** **Waterfront:**
Prk Type: Attached, On Street, Underground **View:**
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Adult-Oriented Neighbourhood, Central Location, Curb & Gutter, Easy Access, Irrigation Sprinkler(s), Landscaped, Marina Nearby
Complex: The Marlena **Prk Tota:** 1 **Rent Alld?:** Unrestricted: No short term rentals
SqFt Balc: 64 **StrLots/Cplx:** 14 **Prk Cm Prp:** 1 **Yng Ag Alld?:** 0
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat: **Suites/Bldg:** 14 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 3 **Str Lot Incl:** Balcony, Parking Stall, Separate Storage
Gnd/Top?: **Lvs/Suite:** 1
Shrd Am: Common Area, Elevator(s), Private Drive/Road **Unit Incl:** Garbage Removal, Insurance, Maintenance Grounds,

