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**419 - 1005 McKenzie Ave
 SE Quadra ~ V8X 4A9**

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:** 4
Bth 3Pce: 0 **Fin SqFt:** 1,248
Bth 4Pce: 1 **Unfin SqFt:** 52
Bth 5Pce: 0 **Bed & Brk:** None
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:**
App Incl: Dishwasher, Oven/Range Electric, Refrigerator
Intr Ftrs: Dining Room, Eating Area, Vaulted Ceiling(s)

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom - Primary	Main	14x11
Dining Room	Main	10x10
Entrance	Main	8x4
Kitchen	Main	12x8
Living Room	Main	17x12
Storage	Main	5x3
Walk-in Closet	Main	8x5
Bedroom	Second	12x11
Den	Second	14x6
Loft	Second	10x10
Balcony (Unfin)	Main	11x5

Listing Summary

MLS®: 1027393 **List Price:** \$399,900
Status: Active **Orig Price:** \$399,900
Sub Type: Condo **Sold Price:**
DOM: 17 **Pend Date:**
Taxes: \$2,425 **Strata Fee:** \$719
2026 Asmt: \$546,900 **Title:** Frhld/Str

Remarks

Bright and spacious top floor loft style two bedroom condo at Royal Woods! Offering 916sqft on the main with soaring 14-foot vaulted ceilings in the living room, a sunny 10x5 west-facing balcony perfect for evening sunsets, and a generous 14x11 primary bedroom with large walk-in closet. The 332sqft loft above features two skylights and flexible space, ideal for a second bedroom, home office, studio and additional storage. Recent updates include vinyl plank flooring and carpet (2022), a refreshed bathroom (2024), smart dimmable LED lighting, and fresh modern paint throughout. Complex set on nearly 5 acres in Saanich near Quadra/McKenzie, just steps to shopping, amenities, and direct transit to UVic right outside your door. Enjoy resort style amenities including indoor pool, hot tub, sauna, gym, workshop, and games room. Strata fee includes parking, storage locker, heat, hot water, and strong contingency funding. Exceptional value at \$399,900 (\$320/sqft!), \$147,000 below assessed value!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	916	332	0	0
Beds	0	1	1	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1975 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco
Ext Feat: Balcony/Patio, Lighting, Tennis Court(s)

Frnt Faces: W **Bldg Style:** Contemporary
Bldg Warr: No
EnerGuide Rtg/Dt:

Cool: None
Heat: Baseboard, Hot Water
Roof: Asphalt Torch On
Fndn: Poured Concrete
Accss: Primary Bedroom on Main

Lot/Strata Information

Lot Size: 1,300sqft / 0.03ac **Dims (w/d):** **Waterfront:**
Prk Type: Guest, Open **View:** City
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Available, Compost, Electricity Connected, Gar
Lot Feat: Central Location, Easy Access, Family-Oriented Neighbourhood, Level, Near Golf Course, Recreation Nearby, Serviced, Shopping
Complex: Royal Woods Windsor **Prk Tota:** 1 **Rent Alld?:** Unrestricted: Rentals Permitted
SqFt Balc: 52 **StrLots/Cplx:** 141 **Prk Cm Prp:** 1 **Yng Ag Alld?:** 0: All Ages
SqFt Prk: **Bldgs/Cplx:** 2 **Prk LCP:** 0 **Pets Alld?:** None: Sorry, No Pets
SqFt Pat: **Suites/Bldg:** 70 **Prk Str Lot:** 0 **BBQs Alld?:** No
SqFt Strg: **Floors/Bldg:** 4 **Str Lot Incl:** Balcony, Parking Stall, Separate Storage
Gnd/Top?: **Lvls/Suite:** 2
Shrd Am: Bike Storage, Common Area, Elevator(s), Fitness Centre, Pool **Unit Incl:** Garbage Removal, Heat, Hot Water, Insurance, Maintenance

