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**404 - 2647 Graham St
 Vi Hillside ~ V8T 3Y8**

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom - Primary	Main	15x10
Dining Room	Main	12x7
Entrance	Main	8x4
Kitchen	Main	13x8
Living Room	Main	14x12
Walk-in Closet	Main	6x4
Balcony (Unfin)	Main	10x5

Listing Summary

MLS@: 979666 **List Price:** \$469,900
Status: Active **Orig Price:** \$469,900
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,099 **Strata Fee:** \$435
2024 Asmt: \$442,100 **Title:** Frhld/Str

Interior Details

Layout: Condo
Bedrms: 1 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:** 4
Bth 3Pce: 0 **Fin SqFt:** 672
Bth 4Pce: 1 **Unfin SqFt:** 50
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce: 0 **FP Feat:**
App Incl: Dishwasher, F/S/W/D, Range Hood
Intr Ftrs: Controlled Entry, Dining/Living Combo, Storage

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	672	0	0	0
Beds	0	1	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Remarks

Top Floor 700sqft one bedroom condo at The Sovereign! Bright and spacious unit with large living room, 15x10 bedroom with walk-in closet, two skylights and east facing 10x5 balcony. All of the features you desire including insuite laundry, secure underground parking, bike storage and storage locker, quiet side of the building, stainless steel kitchen appliances. Unit has been freshly painted throughout and ready for it's new owners to call this condo home. Building was remediated in 2010 with new rainscreen stucco exterior, vinyl windows and doors and balconies for peace of mind. Bring your dogs or cats (2 pets allowed, any size)! Centrally located near Hillside Ave. with easy access to transit, downtown, UVic/Camosun, Hillside Mall and Quadra Village. Ideal for 1st time buyers. Great Walk and Bike Score with trails and parks nearby. You will love the peace and quiet this unit offers on the top floor. Reasonable strata fee of \$435/m includes hot water. Ready for immediate possession!

Building Information

Built (est): 1991 **Lgl NC Use:** **Frnt Faces:** E **Bldg Style:** California **Cool:** None
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Electric
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Stucco **EnerGuide Rtg/Dt:** **Roof:** Asphalt Torch On
Ext Feat: Balcony/Deck, Fencing: Partial, Garden, Sprinkler System, Wheelchair Access **Fndn:** Poured Concrete
Accs: Accessible Entrance, Ground Level

Lot/Strata Information

Prk Type: On Street, Underground **Lot Size:** 722sqft / 0.02ac **View:** **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Central Location, Curb & Gutter, Easy Access, Irrigation Sprinkler(s), Landscaped, Level, Near Golf Course, Recreation Nearby, S
Complex: The Sovereign **Prk Tota:** 1 **Rent Alld?:** Unrestricted
SqFt Balc: 50 **StrLots/Cplx:** 39 **Prk Cm Prp:** 1 **Yng Ag Alld?:** 0: All Ages
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat: **Suites/Bldg:** 39 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 4 **Str Lot Incl:** Balcony, Parking Stall, Separate Storage
Gnd/Top?: **Lvs/Suite:** 1
Shrd Am: Bike Storage, Secured Entry **Unit Incl:** Caretaker, Garbage Removal, Hot Water, Insurance, M

