



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



**505 - 4030 Quadra St
 SE High Quadra ~ V8X 1K2**

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	11x9
Bedroom - Primary	Main	13x11
Dining Room	Main	10x8
Ensuite	Main	4-Piece
Entrance	Main	6x5
Kitchen	Main	11x7
Living Room	Main	12x12
Balcony (Unfin)	Main	16x6

Listing Summary

MLS@: 990026 **List Price:** \$549,900
Status: Active **Orig Price:** \$549,900
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,371 **Strata Fee:** \$509
2025 Asmt: \$507,400 **Title:** Freehold

Remarks

5th floor two bedroom two full bathroom unit at The Mirador! West facing with large balcony and plenty natural light. Spacious main living areas with open plan and well equipped kitchen. Unit features hardwood floors, ensuite laundry, large primary bedroom with full ensuite bathroom, good size second bedroom and two brand new sliding doors to access your 16x6 balcony overlooking greenery on the quiet side of the building. Coveted steel and concrete construction with brand new windows and recent elevator and hallway upgrades. The building is very well managed and quiet with only six units per floor. The strata has a rental suite and rooftop communications rental for very healthy contingency funding every year, Secure 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 and many nearby amenities across the street!

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 6
Bth 3Pce: 0 **Fin SqFt:** 934
Bth 4Pce: 1 **Unfin SqFt:** 135
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce: 1 **FP Feat:** Electric, Living Room
App Incl: Dishwasher, Dryer, F/S/W/D, Range Hood
Intr Ftrs: Closet Organizer, Dining/Living Combo, Storage

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	934	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): 1981 **Lgl NC Use:**
Oth Equ:
Const Mt: Brick, Insulation: Ceiling, Insulation: Walls, Steel and Concrete
Ext Feat: Balcony/Deck, Sprinkler System, Wheelchair Access

Frnt Faces: W **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: 1,069sqft / 0.02ac **Dims (w/d):** **Waterfront:**
Prk Type: Guest, Open, Underground **View:** City, Mountain(s)
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Central Location, Curb & Gutter, Easy Access, Landscaped, Near Golf Course, Recreation Nearby, Serviced, Shopping Nearby, S
Complex: Mirador **Prk Tota:** 1 **Rent Alld?:**
SqFt Balc: 140 **StrLots/Cplx:** 35 **Prk Cm Prp:** 1 **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** 35 **Prk Str Lot:** 0 **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** 6 **Str Lot Incl:** Balcony, Parking Stall, Separate Storage
Gnd/Top?: **Lvl/Suite:** 1
Shrd Am: Bike Storage, Elevator(s), Fitness Centre, Guest Suite **Unit Incl:** Caretaker, Garbage Removal, Insurance, Maintenance

