








TROY PETERSEN
 Personal Real Estate Corporation
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		Finished Rooms				Listing Summary		
		Rooms / Lvls	Lvl 1	Lvl 2	Lvl 3	Lvl 4	MLS®: 414575	List Price: \$499,900
		Finished SqFt:	687	595				Status: Current
103 - 630 Speed Ave Vi Mayfair ~ V8Z 1A4		Entrance	7x5				SubClass: Row/Twn	Sold Price:
		Living	17x15				DOM: 0	Pend Date:
		Dining	15x10				Taxes: \$2,484	Mth Assmt \$416
		Kitchen	12x9				2019 Asmt: \$492,000	Title: Frhld/Strata
		Mast Bdrm		15x12			Remarks	
		Bathroom	2				Stunning 2007 built townhouse located at Mayfair Walk and priced to sell at \$499,900! Two Bedroom, 1.5 Bath and 1282sqft on two levels plus 256sqft of outdoor space with south facing patio and balcony! Great value offered at \$390/sqft and truly move in ready. Rentals, All Ages, Dogs and Cats and BBQ's allowed! Gourmet kitchen with nice cabinets, tile backsplash, hard surface countertops and gorgeous stainless steel appliances. Generous sized 15x12 master bedroom with 8x5 walk in closet and beautiful ensuite with separate soaker tub and shower. Other quality features include new laminate floors, new ensuite laundry, 9 foot ceilings with potlights and fresh paint throughout. Mayfair Mall and all levels of amenities and transit out your front door with a Walk Score of 87! A short stroll or drive to downtown Victoria and the Galloping Goose and Gorge Waterfront only a couple blocks away. Secure parking included and street parking as well. You can be assured, this will not last at \$499,900!	
		Bedroom		13x10				
		Walk-in Closet		8x5				
Ensuite		4						
Interior Details		Unfinished Rooms						
Layout: Main Level Entry with Upper Level(s)		Balcony		13x10				
Bedrms: 2	Kitchens: 1	Patio	15x10					
Baths Tot: 2	Fireplaces: 1	Schools						
Bth 2Pce: 1	Main Lev: Level 1	Elementary	Middle	Senior				
Bth 3Pce:	Fin SqFt: 1,282	61 Tillicum	61 Colquitz	61 Spectrum C				
Bth 4Pce:	Unfin SqFt: 256							
Bth 5Pce:	Bed & Brk:							
Ens 2Pce:	Adnl Acc:							
Ens 3Pce:	Basement:							
Ens 4+Pce: 1	FP Feat: Electric, Living Rm							
App Incl:	Dishwasher, Electric Garage Door Opener, F/S/W/D, Garage Door Remote, Micro							
Int Feat:	Blinds, Closet Organizer, Dining-Living Combo, Flrs/Laminate, Flrs/Tile, Soaker Tub, Storage In Suite							

Building Information		Frnt Faces: S		Bldg Sch:		Bldg Style:	
Built (est) 2007	Lgl NC Use:	Rear Faces:	Bldg Warr: No			Fuel: Electric	
Lsd Equ:			EnerGuide Rtg/Dt:			Heat: Baseboard	
Const Mt:	Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Windows Vinyl					Roof: Torch-on	
Ext Fin:	Cement Fibre Siding					Fndn: Concrete Poured	
Ext Feat:	Balcony/Deck, Patio, Sprinkler Underground					Accss Ground Level Main Floor	

Lot/Strata Information		Lot Size 1,282sqft / 0.03ac (est)		Dims (w/d):		Shape: Irreg.		ALR?:	
Prk Type: Uncovered, Visitors	Prk #: 1	Driveway: Blacktop					SLot: 9		
Water: City/Munic.	Waste: Sewer	Services: Cablevision, Compost, Electricity, Garbage, High Spd							
Lot Feat:									
Complex: Mayfair Walk	Mgd By: (250) 475-2005 Coroners	Rent Alld?: Unrestricted: Rentals Allowed, No Short Term							
SqFt Balc: 116	StrLots/Cplx: 30	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: 2 Ca				
SqFt Pat: 140	Suites/Bldg: 30	Prk Str Lot: 0			BBQs Alld?: Yes: BBQ's Allowed				
SqFt Strg:	Floors/Bldg: 3	Str Lot Incl: Balcony, Deck/Patio, Parking Stall, Private Garden							
Gnd Lev? Yes	Lvls/Suite: 2	Com Str Itm: Common Area, Sewer, Street Lighting, Water							
Shrd Am: Bike Storage, Elevator, Exterior Lighting, Garbage Removal,	Assmt Incl: Bldg Insurance, Bldg Maintenance, Caretaker, Garbag								

Photos and Map	
	
	
Brokerage Fee: 3%1st\$100k, 1.5%Balance	

Monday, August 12, 2019

Residential Client Detail WH & Photos

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrolment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. An MLS® number flagged " *** " indicates a listing originating from the Vancouver Island Real Estate Board MLS® System: as it is an automated translation, listing information will not be complete in all respects and consumers may wish to consult with their REALTOR® for more details. Data © Victoria Real Estate Board



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