

TROY PETERSEN

Personal Real Estate Corporation www.troypetersen.com (250)858-1134 tpetersen@sutton.com



Finished Rooms					Listing
Rooms / Lvls Finished SqFt:	Lvl 1 687	Lvl 2 595	Lvl 3	Lvi 4	MLS®: 414575 Status: Current
Entrance Living	7x5 17x15				SubClass: Row/Twn
Dining	15x10				DOM : 0
Kitchen Mast Bdrm	12x9	15x12			Taxes: \$2,484 2019 Asmt: \$492,000
Bathroom Bedroom	2	13x10			Re
Walk-in Closet Ensuite		8x5 4			Stunning 2007 built tov Mayfair Walk and price Two Bedroom, 1.5 Batl levels plus 256soft of o

Unfinished Rooms

Schools

15x10

Middle

61 Colquitz

13x10

Senior

61 Spectrum C



List Price: \$499,900

Orig Price: \$499,900

Title: Frhld/Strata

Sold Price:

Pend Date: Mth Assmt \$416

Remarks

Listing Summary

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 insuite 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 Watefront only a couple blocks away. Secure parking included and street parking as well. You can be assured, this will not last at \$499,900!

103 - 630 Speed Ave Vi Mayfair ~ V8Z 1A4 Interior Details

Main Level Entry with Upper Level(s

Layout: Bedrms: Kitchens: Baths Tot: 2 Fireplaces: 1 Bth 2Pce: Main Lev: Level 1 Bth 3Pce: Fin SqFt: 1,282 Unfin SqFt: Bth 4Pce: 256 Bth 5Pce: Bed & Brk: Ens 2Pce: Adnl Acc:

Ens 3Pce: **Basement:** Electric, Living Rm Ens 4+Pce 1 FP Feat:

App Incl: Dishwasher, Electric Garage Door Opener, F/S/W/D, Garage Door Remote, Micro

Balcony

Elementary

61 Tillicum

Patio

Blinds, Closet Organizer, Dining-Living Combo, Flrs/Laminate, Flrs/Tile, Int Feat:

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: Accss Ground Level Main Floor Balcony/Deck, Patio, Sprinkler Underground

Lot/Strata Information Lot Size 1,282sqft / 0.03ac (est) Dims (w/d): ALR?: Shape: Irreg. Prk Type: Prk #: Driveway: SLot: 9 Uncovered, Visitors Blacktop Waste: Sewer Water: City/Munic. 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: Prk LCP: 1 0 Pets Alld?: Aguariums, Birds, Caged Mammals, Cats, Dogs: 2 Ca

SqFt Pat: Suites/Bldg 30 Prk Str Lot: BBQs Alld?: Yes: BBQ's Allowed 0 140 SqFt Strg: Floors/Bldg 3 Str Lot Incl: Balcony, Deck/Patio, Parking Stall, Private Garden LvIs/Suite: Gnd Lev? Com Str Itm: Common Area, Sewer, Street Lighting, Water

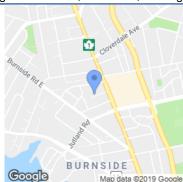
Shrd Am: Bike Storage, Elevator, Exterior Lighting, Garbage Removal, Assmt Incl: Bldg Insurance, Bldg Maintenance, Caretaker, Garbag

Photos and Map









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



TROY PETERSEN

Personal Real Estate Corporation www.troypetersen.com (250)858-1134 tpetersen@sutton.com





MLS®: 414575













































TROY PETERSEN Personal Real Estate Corporation www.troypetersen.com (250)858-1134 tpetersen@sutton.com











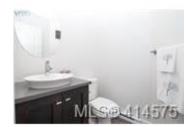




































TROY PETERSEN Personal Real Estate Corporation www.troypetersen.com (250)858-1134 tpetersen@sutton.com













