

Ens 2Pce:

Ens 3Pce:

TROY PETERSEN

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



	Finished Rooms				
	Rooms / Lvls Finished SqFt:	Lvl 1 825	Lvl 2	Lvi 3	Lvl 4
	Entrance	6x5			
	Living	17x13			
	Dining	7x5			
	Kitchen	12x8			
ı	Mast Bdrm	14x11			
ı	Bathroom	4			
į	Bedroom	11x10			
l	Laundry	11x3			
	·				

Unfinished Rooms

Schools

Senior

61 Vic High

6x5

Middle



List Price: \$399,900

Orig Price: \$399,900

Title: Frhld/Strata

Sold Price:

Pend Date: Mth Assmt \$270

Remarks

Listing Summary

MLS®: 405801

Status: Current

Taxes: \$1,958 2019 Asmt: \$401.200

SubClass: Condo

DOM: 0

Beautifully finished two bedroom Rockland area character conversion condo. Gorgeous kitchen stands out with quality stainless steel appliances, upgraded shaker cabinets, granite countertops and tile backsplash. Other modern features include engineered hardwood floors, insuite laundry with storage room and cozy gas fireplace for efficient heating. Two good sized bedrooms with extra storage space in each. The building also retains the heritage feel with 11 foot high ceilings for a very open design and large bay window features. Well run and quiet five unit complex that was converted in 1992 with huge separate storage locker and parking stall included. Located on the edge of Downtown Victoria and also close to Fernwood and Oak Bay. Lose the car and walk to work or enjoy all of the amazing shops and restaurants in the neighbourhood. All levels of school nearby and on direct transit to Downtown, Oak Bay, UVic and more. Truly ideal location at a great price of \$399,900. Come and view today!

201 - 1425 Fort St Vi Rockland ~ V8S 1Z2

Interior Details Condo: One Level Layout: Bedrms: Kitchens: 2 **Baths Tot:** Fireplaces: 1 Bth 2Pce: Main Lev: Level 1 Bth 3Pce: Fin SqFt: 825 Unfin SqFt: Bth 4Pce: Λ Bth 5Pce: Bed & Brk:

Adnl Acc:

Basement:

Ens 4+Pce FP Feat: Living Rm, Natural Gas **App Incl:** Dishwasher, F/S/W/D, Microwave, Range Hood

Int Feat: Blinds, Ceiling Fan, Dining Area, Flrs/Wood, Storage In Suite, Storage

Separate, Wndw/Bay, Wndw/Covrngs

Building Information Frnt Faces: N Bldg Sch: No Bldg Style: Character

61 Sir James I61 Central

Built (est) 1992 Lgl NC Use: Rear Faces: S Bldg Warr: Fuel: Electric, Gas

Lsd Equ: EnerGuide Rtg/Dt: Heat: Baseboard, Gas Fireplace

Const Mt: Roof: Asphalt Shingle Ext Fin: Wood Fndn: Concrete Poured

Ext Feat: Fenced Yard/Part Accss

Storage

Elementary

Lot/Strata Information

Lot Size 825sqft / 0.02ac (est)

Prk Type: Uncovered, Visitors

Prk #: 1

Dims (w/d):

Shape: Irreg. ALR?:

SLot: 2

Water: City/Munic. Waste: Sewer Services:

Lot Feat: Level, Private, Treed

Complex: Hillcrest House Mgd By: Self Managed Rent Alid?: No Rentals

SqFt Balc: StrLots/Cplx 5 Prk Cm Prp: 1 Yng Ag Alld? 0

SqFt Prk: Bldgs/Cplx: 1 Prk LCP: 0 Pets Alld?: Aquariums, Birds, Caged Mammals, Cats: Cats allowed

SqFt Pat: Suites/Bldg 5 Prk Str Lot: 0 BBQs Alld?: No

SqFt Strg:40Floors/Bldg3Str Lot Incl:Livable, Parking Stall, Separate StorageGnd Lev?NoLvls/Suite:1Com Str Itm:Common Area, Drive, Sewer, Water

Shrd Am: Bike Storage, Exterior Lighting, Garbage Removal, Irrigation, Assmt Incl: Bldg Insurance, Bldg Maintenance, Garbage p/u, Wate

Photos and Map









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



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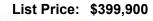


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