



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



**201 - 1425 Fort St
 Vi Rockland ~ V8S 1Z2**

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

Listing Summary	
MLS®: 405801	List Price: \$399,900
Status: Current	Orig Price: \$399,900
SubClass: Condo	Sold Price:
DOM: 0	Pend Date:
Taxes: \$1,958	Mth Assmt: \$270
2019 Asmt: \$401,200	Title: Frhld/Strata

Interior Details	
Layout: Condo: One Level	
Bedrms: 2	Kitchens: 1
Baths Tot: 1	Fireplaces: 1
Bth 2Pce:	Main Lev: Level 1
Bth 3Pce:	Fin SqFt: 825
Bth 4Pce: 1	Unfin SqFt: 0
Bth 5Pce:	Bed & Brk:
Ens 2Pce:	Adnl Acc:
Ens 3Pce:	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/Covrngrs	

Unfinished Rooms				
Storage	6x5			

Schools		
Elementary	Middle	Senior
61 Sir James I61 Central	61 Vic High	

Remarks
 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!

Building Information	
Built (est) 1992	Lgl NC Use:
Lsd Equ:	Const Mt:
Ext Fin: Wood	Ext Feat: Fenced Yard/Part
Frnt Faces: N	Rear Faces: S
Bldg Sch: No	Bldg Style: Character
Bldg Warr:	EnerGuide Rtg/Dt:
Fuel: Electric, Gas	Heat: Baseboard, Gas Fireplace
Roof: Asphalt Shingle	Fndn: Concrete Poured
Accss:	

Lot/Strata Information	
Prk Type: Uncovered, Visitors	Water: City/Munic.
Lot Feat: Level, Private, Treed	Complex: Hillcrest House
SqFt Balc:	SqFt Prk:
SqFt Pat:	SqFt Strg: 40
Gnd Lev? No	Shrd Am: Bike Storage, Exterior Lighting, Garbage Removal, Irrigation, Assmt Incl: Bldg Insurance, Bldg Maintenance, Garbage p/u, Water
Lot Size: 825sqft / 0.02ac (est)	Prk #: 1
Waste: Sewer	Mgd By: Self Managed
Str Lots/Cplx: 5	Prk Cm Prp: 1
Bldgs/Cplx: 1	Prk LCP: 0
Suites/Bldg: 5	Prk Str Lot: 0
Floors/Bldg: 3	Str Lot Incl: Livable, Parking Stall, Separate Storage
Lvl/Suite: 1	Com Str Itm: Common Area, Drive, Sewer, Water
Dim (w/d):	Shape: Irreg.
Driveway: Blacktop	ALR?:
Services:	SLot: 2
Rent Alld?: No Rentals	
Yng Ag Alld?: 0	
Pets Alld?: Aquariums, Birds, Caged Mammals, Cats: Cats allow	
BBQs Alld?: No	

Photos and Map



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

Wednesday, February 20, 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



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



MLS®: 405801

201-1425 Fort St V8S 1Z2 Vi Rockland

List Price: \$399,900





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

