




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







	Finished Rooms					Listing Summary	
	Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4	MLS®: 413655	List Price: \$299,900
Finished SqFt:	796					Status: Current	Orig Price: \$299,900
Entrance	13x5					SubClass: Condo	Sold Price:
Living	18x13					DOM: 0	Pend Date:
Kitchen	11x10					Taxes: \$1,005	Mth Assmt \$309
Mast Bdrm	14x10					2019 Asmt: \$204,900	Title: Frhld/Strata
Bathroom	4					Remarks	
Bedroom	11x10					Oceanfront living at The Beachcomber in Sooke. Fully renovated two bedroom condo with stunning ocean views! Brand new kitchen including cabinets, tile backsplash, and stainless steel appliance package. Laminate floors throughout and new potlights/lighting, doors, trims, hardware and fresh paint. Good sized covered balcony to drink your morning coffee and take in the sunrise or wind down with a summer BBQ overlooking the water. No rental restrictions make it a great rental property and NO age or pet restrictions (dogs any size) make the complex great for all walks of life. First time homebuyers, take advantage of the new homebuyers plan with CMHC and your mortgage will be cheaper than rent. Strata fees \$309/month and include parking and storage locker, plus you can rent a second parking spot for \$15/month. Easy access to the Hwy and a 20 minute drive to Langford, 35 mins to Victoria. Escape away to relaxing waterfront living. Proudly offered at \$299,900, view today before it's gone!	

**212 - 1991 Kaltasin Rd
 Sk Billings Spit ~ V9Z 0B7**

Interior Details		Unfinished Rooms				
Layout: Condo: One Level		Balcony	18x6			
Bedrms: 2	Kitchens: 1					
Baths Tot: 1	Fireplaces: 1					
Bth 2Pce:	Main Lev: Level 1					
Bth 3Pce:	Fin SqFt: 796					
Bth 4Pce: 1	Unfin SqFt: 62					
Bth 5Pce:	Bed & Brk: None					
Ens 2Pce:	Adnl Acc: None					
Ens 3Pce:	Basement:					
Ens 4+Pce:	FP Feat: Living Rm, Wood Burning					
App Incl: Dishwasher, Microwave, Oven/Range Electric, Range Hood						
Int Feat: Blinds, Dining-Living Combo, Flrs/Laminate, Skylight, Storage In Suite, Storage Separate						
		Schools				
		Elementary	Middle	Senior		
		62 Saseenos	62 Journey	62 Edward Mill		

Building Information		Frnt Faces: SW	Bldg Sch: No	Bldg Style:	Fuel: Electric, Wood
Built (est) 1981	Lgl NC Use:	Rear Faces: NE	Bldg Warr: No		Heat: Baseboard
Lsd Equ:			EnerGuide Rtg/Dt:		Roof: Asphalt Shingle, Torch-on
Const Mt: Windows Vinyl					Fndn: Concrete Poured
Ext Fin: Stucco, Wood					Accss
Ext Feat: Balcony/Deck					

Lot/Strata Information		Lot Size 858sqft / 0.02ac (est)	Dims (w/d):	Shape: Irreg.	ALR?:
Prk Type: Uncovered, Visitors	Prk #: 1		Driveway:		SLot: 24
Water: City/Munic.	Waste: Septic System		Services:		
Lot Feat: View: Mtn, View: Water, Wfront: Ocean					
Complex: Beachcomber Estates	Mgd By: (250) 370-7093 Complete	Rent Alld?: Unrestricted: Rentals Allowed (No Short Term)			
SqFt Balc: 62	StrLots/Cplx 48	Prk Cm Prp: 1	Yng Ag Alld?: 0: All Ages		
SqFt Prk:	Bldgs/Cplx: 2	Prk LCP: 0	Pets Alld?: Cats, Dogs: Up to 2, No Size Restriction		
SqFt Pat:	Suites/Bldg 26	Prk Str Lot: 0	BBQs Alld?: Yes: BBQ's Allowed.		
SqFt Strg:	Floors/Bldg 2	Str Lot Incl: Balcony, Livable, Parking Stall, Separate Storage			
Gnd Lev? No	Lvl/Suite: 1	Com Str Itm: Common Area, Septic, Street Lighting, Water			
Shrd Am: Garbage Removal, Property Management, Recycling Prograr	Assmt Incl: Bldg Insurance, Bldg Maintenance, Caretaker, Garbag				

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

Wednesday, July 17, 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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