

#212 1991 Kaltasin Rd. Update/Feature List:

*Renovated top to bottom in all rooms. New kitchen with modern white shaker style cabinets, tile backsplash, double sink and beautiful stainless steel appliance package

*New bathroom with tub and tile surround, durable laminate floors throughout, new doors, baseboard and trims, updated lighting with potlights in kitchen and living room, smooth texture ceilings, hot water tank installed Nov. 2016

*Strata fee is \$309.15/month. One parking stall (#4) and storage locker (L) included. Second stall (#56) is rented at \$15/month.

*Oceanfront location on Billings Spit. Top floor unit offering awesome views of the ocean. NE facing balcony for awesome sunrises. Easy walk out beach access just outside the unit!

*Strata allows rentals (one month minimum), All ages welcome, Pets allowed (Up to two with no size restriction), BBQ's allowed as well

*Owners have just paid for new windows and sliding doors (\$3775.51)

*Property taxes are only \$1005/year or \$435/year after the homeowner grant for owners using as a primary residence (\$36.25/month!)

*Professionally managed by Cornerstone Properties (250)475-2005
info@cornerstoneproperties.ca

*Lot size from strata plan: living area 796sqft plus 62sqft balcony and lot size from floorplan: living area 785sqft plus 100sqft balcony. Unit entitlement = $74/3332 = 2.22\%$ approx.

*Located on the Victoria side of Sooke with quick access to the highway. 20 minutes drive to Langford and 35 minutes to Victoria! Just across the bridge to all amenities in downtown Sooke

