



Troy Petersen
 Personal Real Estate Corporation
 troy@troypetersen.com
 Cell: (250)858-1134
 www.troypetersen.com



**114 - 1560 Hillside Ave
 Vi Oaklands ~ V8T 5B8**

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 4
Bth 3Pce: 0 **Fin SqFt:** 1,189
Bth 4Pce: 1 **Unfin SqFt:** 279
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce: 1 **FP Feat:** Electric, Living Room
App Incl: Dishwasher, F/S/W/D, Range Hood
Intr Ftrs: Breakfast Nook, Dining Room, Eating Area, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	13x12
Dining Room	Main	18x9
Ensuite	Main	4-Piece
Entrance	Main	21x4
Kitchen	Main	13x9
Laundry	Main	6x2
Living Room	Main	19x16
Primary Bedroom	Main	15x11
Walk-in Closet	Main	8x3
Patio (Unfin)	Main	20x14

Listing Summary

MLS@: 901926 **List Price:** \$499,900
Status: Active **Orig Price:** \$499,900
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$1,590 **Strata Fee:** \$498
2021 Asmt: \$382,600 **Title:** Frhld/Str

Remarks

Immaculate two bedroom two full bathroom condo located at the Fifteen Sixty. A well maintained 50+ complex and very handy accessible ground floor corner unit with bright south exposure. Generous floorplan with nearly 1200sqft of living space and a huge brand new 280sqft patio to soak up the sun. Unit features oversize living room with separate dining area to make downsizing a breeze. You will love the 15x11 primary bedroom that has walk through closet and ensuite with large walk-in shower. This condo also has ensuite laundry, a good sized second bedroom (13x12) and comes with a secure underground parking space and separate storage locker. The building has bike storage, workshop, car wash area and meeting room. The location is extremely convenient with Hillside Mall across the street for shopping, groceries, banks, restaurants, as well as transit right out your front door and recreation and parks nearby. Available for immediate occupancy, just in time to enjoy summer in your new home!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,189	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1982 **Lgl NC Use:** **Frnt Faces:** S **Bldg Style:** **Cool:** None
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Electric
Const Mt: Brick, Insulation All, Insulation: Ceiling, Insulation: Walls, Vinyl Siding, Wood **EnerGuide Rtg/Dt:** **Roof:** Membrane
Ext Feat: Balcony/Patio, Fenced, Fencing: Full, Garden, Lighting, Wheelchair Access **Fndn:** Poured Concrete
Accs: Accessible Entrance, Ground Level

Lot/Strata Information

Prk Type: Underground **Lot Size:** 1,468sqft / 0.03ac **Dims (w/d):** **Waterfront:**
Water: Municipal **Waste:** Sewer Connected **View:**
Lot Feat: Adult-Oriented Neighbourhood, Central Location, Corner, Easy Access, Landscaped, Near Golf Course, Recreation Nearby, Servi
Complex: Fifteen Sixty **Prk Tota:** 1 **Services:** Cable Connected, Compost, Electricity Connected, G
SqFt Balc: **StrLots/Cplx:** 63 **Prk Cm Prp:** 1 **Rent Alld?:** No Rentals: Family, Hardship or for 1-6 Month Period
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Yng Ag Alld?:** 50: 50+
SqFt Pat: 279 **Suites/Bldg:** 63 **Prk Str Lot:** 0 **Pets Alld?:** None: No Pets - Service and Guide Dogs Allowed
SqFt Strg: **Floors/Bldg:** 4 **Str Lot Incl:** Deck/Patio, Parking Stall, Separate Storage **BBQs Alld?:** No: No BBQs
Gnd/Top?: **Lvs/Suite:** 1
Shrd Am: Bike Storage, Secured Entry, Storage Unit, Workshop Area **Unit Incl:** Caretaker, Garbage Removal, Hot Water, Insurance, M

