

986 Annie Street Property Information:

* Ideal completion date is January 29, 2021 with possession January 30, 2021. Please email offers to troy@troypetersen.com or Troy's cell is (250)858-1134 for more information.

* This is a non-conforming strata. It lives like a house in that there are no monthly strata fees payable and the only shared expense is for house insurance. There is no strata meetings, financial records, contingency fund etc. Unit entitlement is 50%

* The current insurance policy is with Gallagher and 986 Annie portion is \$1187/year or \$99/month. N'chelle Aires - nchelle_aires@ajg.com (250)386-1454

* Average utilities are \$64/month for BC Hydro electricity, \$35/month for Fortis natural gas and \$75/month for Saanich garbage, sewer, water. Property taxes for 2020 are \$2715/year or \$179/month after homeowner grant.

* Strata lot is 132 feet x 66 feet = 8712sqft. Half is 132 feet x33 feet = 4356 sqft

* Large backyard is fully fenced and ideal for kids, pets and gardening. Also the large 420sqft patio area.

* Property has been extensively updated inside and out over the years. Exterior updates include vinyl windows 2007, kitchen cabinets 2009, backyard patio 2011, new roof 2015, brought in gas to the house and installed gas fireplace and gas range, full interior paint, new bathroom on main level with stand up shower and vanity 2016, exterior paint and new deck railing and glass 2019. Some other updates done by previous owners but most of home has been updated in the last 11 years (wood floors, bathroom upstairs, newer carpets, lighting and fixtures etc)

* Appliances include fridge, gas range, range hood, dishwasher, microwave, washer, dryer. The upright freezer in the kitchen is excluded.

* Strata plan measurements 653 square feet each floor = 1305 square feet plus storage 47 square feet, upper balcony 44 square feet. Floorplan measurements 1367 square feet.

* Annie St is a dead end road. Annie Park is across the street and a great spot for a quick dog walk. Swan Lake Nature Sanctuary and the Galloping Goose Trail are two blocks away. Just a block to Saanich Centre for shopping and most amenities. Central location with easy transportation access including direct bus routes to downtown, Uptown, UVic etc just out the door.

* All schools in close proximity. Catchment includes Rogers Elementary, Glanford Middle School and Reynolds Secondary. Other private schools nearby as well (Pacific Christian, St. Andrew's etc)