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986 Annie St
SE Quadra ~ V8X 3E9

Interior Details

Layout: Duplex Side/Side
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 2
Bth 3Pce: 1 **Fin SqFt:** 1,305
Bth 4Pce: 1 **Unfin SqFt:** 460
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:** None
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, Dryer, Microwave, Oven/Range Gas, Range Hood, Refrigerator, Wa
Intr Ftrs: Breakfast Nook, Closet Organizer, Dining Room

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Dining Room	Main	10'x9'
Kitchen	Main	15'x9'
Living Room	Main	17'x12'
Bathroom	Second	4-Piece
Bedroom	Second	13'x9'
Bedroom	Second	11'x9'
Laundry	Second	6x4
Primary Bedroom	Second	12'x12'
Balcony (Unfin)	Main	9'x4'
Patio (Unfin)	Main	27'x12'

Listing Summary

MLS®: 862039 **List Price:** \$649,900
Status: Active **Orig Price:** \$649,900
Sub Type: Hlf Dup **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,715 **Strata Fee:** \$0
2020 Asmt: \$542,000 **Title:** Frhld/Str

Remarks

Renovated three bedroom two bathroom strata duplex at 986 Annie St! 1305 square feet over two levels with all three bedrooms upstairs. Great outdoor space with huge private and fully fenced backyard for pets and kids, two storage sheds and a 400+sqft patio area ideal for BBQ's and entertaining. Long driveway for plenty of parking and lot is 132 feet deep! Meticulously maintained and move in ready with lots of quality updates including newer roof (2015), fresh exterior paint, vinyl windows, updated kitchen, cozy gas fireplace, newer balcony and fully renovated bathroom with new shower and vanity. Quiet yet convenient location on a no through road with Saanich Centre a block away for shopping and all levels of schools and amenities nearby. For outdoors lovers, Annie Park is across the street and also quick access to Swan Lake Nature Sanctuary and the Galloping Goose for trails and biking. This home is in immaculate condition and available for quick occupancy. Proudly offered at \$649,900!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		653	653		
Beds	0	0	3	0	0
Baths	0	1	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est) 1980 **Lgl NC Use:** No **Frnt Faces:** S **Bldg Style:** West Coast **Cool:** None
Oth Equ: **Bldg Warr:** No **Heat:** Baseboard, Electric, Natural Gas
Const Mt: Insulation All, Wood **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Balcony/Patio, Fencing: Full **Fndn:** Poured Concrete
Accss

Lot/Strata Information

Lot Size 4,356sqft / 0.10ac **Dims (w/d):** 33 ft wide x 132 ft (**Waterfront:**
Prk Type: Driveway **View:**
Water: Municipal **Waste:** Sewer To Lot **Services:** Cable To Lot, Compost, Electricity To Lot, Garbage, N
Lot Feat: Central Location, Cleared, Landscaped, No Through Road, Rectangular Lot, Serviced, Shopping Nearby, Sidewalk
Complex: **Prk Tota** 2 **Rent Alld?:** Unrestricted
SqFt Balc: 44 **StrLots/Cplx** 2 **Prk Cm Prp:** 0 **Yng Ag Alld?** 0
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: No s
SqFt Pat: 416 **Suites/Bldg** 2 **Prk Str Lot:** 2 **BBQs Alld?:** Yes
SqFt Strg: 47 **Floors/Bldg** 2 **Str Lot Incl:** Deck/Patio, Parking Stall, Private Garden, Separate Storage
Gnd/Top? **Lvl/Suite:** 2
Shrd Am: Common Area **Unit Incl:** See Remarks

