



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



**122 - 485 Island Hwy
 VR Six Mile ~ V9B 5H7**

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:** 3
Bth 3Pce: 0 **Fin SqFt:** 1,185
Bth 4Pce: 1 **Unfin SqFt:** 190
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce: 1 **FP Feat:**
App Incl: Dishwasher, F/S/W/D, Microwave, Range Hood
Intr Ftrs: Bar, Closet Organizer, Dining/Living Combo, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12x11
Dining Room	Main	15x9
Ensuite	Main	4-Piece
Entrance	Main	13x4
Kitchen	Main	13x11
Laundry	Main	8x6
Living Room	Main	17x15
Primary Bedroom	Main	17x11
Balcony (Unfin)	Main	15x12

Listing Summary

MLS@: 899004 **List Price:** \$649,900
Status: Active **Orig Price:** \$649,900
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,131 **Strata Fee:** \$426
2022 Asmt: \$532,000 **Title:** Frhld/Str

Remarks

Waterfront living at Waters Edge in View Royal! Two bedroom two full bathroom 1185sqft condo with a large balcony overlooking the ocean with south exposure and views to Cole Island, Esquimalt Harbour and lots of wildlife. This unit has been fully renovated and is completely move in ready. Updated bathrooms, remodeled kitchen with stainless appliances and quartz countertops, engineered hardwood floors in main living area, ensuite laundry, new fixtures, lighting and paint throughout. Nice layout with large main bedroom that also has water views and full ensuite. The complex features a heated outdoor pool and the unit comes with two parking stalls. This condo is tucked away at the very end and quietest part of the building for true peace and quiet. Building is 18+, allows some rentals, small pets allowed. Centrally located near Six Mile Rd for easy transit throughout the region and a short walk or drive to most amenities including groceries, restaurants, Galloping Goose Trail, and more.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,185	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): 1983 **Lgl NC Use:** **Frnt Faces:** SE **Bldg Style:** West Coast **Cool:** None
Oth Equ: **Bldg Warr:** No **Heat:** Baseboard, Electric
Const Mt: Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood **EnerGuide Rtg/Dt:** **Roof:** Tar/Gravel
Ext Feat: Balcony, Swimming Pool, Wheelchair Access **Fndn:** Poured Concrete
Accs: Accessible Entrance, Ground Level

Lot/Strata Information

Lot Size: 1,375sqft / 0.03ac **Dims (w/d):** **Waterfront:** Ocean
Prk Type: Additional, Guest, Open **View:** City, Mountain(s), Ocean
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Adult-Oriented Neighbourhood, Central Location, Easy Access, Landscaped, Recreation Nearby, Serviced, Shopping Nearby, Sou.
Complex: Waters Edge **Prk Tota:** 2 **Rent Alld?:** Some Rentals: 10 Rentals Allowed (Form B says 9 R
SqFt Balc: 190 **StrLots/Cplx:** 69 **Prk Cm Prp:** 2 **Yng Ag Alld?:** 18: 18+
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat: **Suites/Bldg:** 69 **Prk Str Lot:** 0 **BBQs Alld?:** No
SqFt Strg: **Floors/Bldg:** 3 **Str Lot Incl:** Balcony, Livable, Parking Stall
Gnd/Top?: **Lvs/Suite:** 1
Shrd Am: Bike Storage, Common Area, Pool, Pool: Outdoor, Private Drive **Unit Incl:** Garbage Removal, Insurance, Maintenance Grounds,

