



TROY PETERSEN
 Personal Real Estate Corporation
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**206 - 872 Island Hwy S
 Z01 Willow Point ~ V9W 1A2**

Finished Rooms				
Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Finished SqFt:	946			
Entrance	7x4			
Living	23x12			
Dining	9x8			
Kitchen	8x8			
Mast Bdrm	13x12			
Bathroom	4			
Bedroom	13x8			
Laundry	8x6			

Listing Summary	
MLS#: 427825	List Price: \$249,900
Status: Current	Orig Price: \$249,900
SubClass: Condo	Sold Price:
DOM: 0	Pend Date:
Taxes: \$1,775	Mth Assmt: \$217
2020 Asmt: \$197,700	Title: Frhld/Strata

Interior Details	
Layout: Condo: One Level	
Bedrms: 2	Kitchens: 1
Baths Tot: 1	Fireplaces:
Bth 2Pce:	Main Lev: Level 1
Bth 3Pce:	Fin SqFt: 946
Bth 4Pce: 1	Unfin SqFt: 86
Bth 5Pce:	Bed & Brk:
Ens 2Pce:	Adnl Acc:
Ens 3Pce:	Basement:
Ens 4+Pce:	FP Feat:
App Incl: F/S/W/D, Range Hood	
Int Feat: Dining Room Separate, Elevator, Flrs/Laminate, Flrs/Tile, Storage In Suite, Wndw/Covrngs	

Unfinished Rooms				
Balcony	20x5			

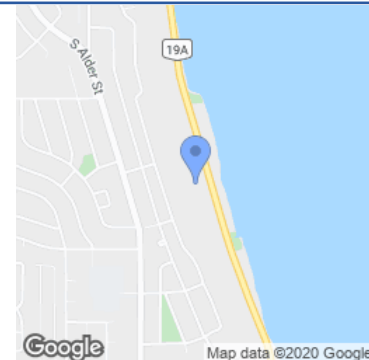
Schools		
Elementary	Middle	Senior
Up-Island Sch	Up-Island Sch	Up-Island Sch

Remarks
 Fully remediated two bedroom condo at Discovery Point. Spacious size at 946sqft plus large 20x5 balcony with ocean views! Building is rentable for great investment upside (recently rented at \$1450/m), children allowed, two dogs (max 20lbs) or two cats and BBQ's allowed. Condo has lots of recent updates including laminate floors, stainless steel appliances, newer cabinets, fresh paint and large storage room with insuite laundry. Huge 23x12 living room and separate dining area. Great for first time buyers or downsizers. Building has newer exteriors, balconies, windows, elevator, common areas, roof, all done in 2011 and a very healthy contingency fund for buyer peace of mind. Unit is available for immediate possession so you can settle in and enjoy your summer. Reasonable strata fee at \$217/m. With only 5% downpayment, take advantage of low rates and your mortgage will be under \$1100/month. Proudly offered at \$249,900!

Building Information	
Built (est) 1982	Lgl NC Use:
Lsd Equ:	Frnt Faces: S
Const Mt: Frame Wood 2x4, Insulation Ceiling, Insulation Walls, Windows Thermo, Windows Vin	Rear Faces: N
Ext Fin: Cement Fibre Siding	Bldg Sch: No
Ext Feat:	Bldg Style:
	Bldg Warr:
	EnerGuide Rtg/Dt:
	Fuel: Electric
	Heat: Baseboard
	Roof: Torch-on
	Fndn: Concrete Poured
	Accss: Wheelchair Friendly

Lot/Strata Information	
Prk Type: RV, Uncovered, Visitors	Lot Size: 1,032sqft / 0.02ac (est)
Water: City/Munic.	Prk #: 1
Lot Feat: View: Mtn, View: Water	Waste: Sewer
Complex:	Driveway: Blacktop
SqFt Balc: 86	Services: Cablevision, Compost, Electricity, Garbage, High Spd
SqFt Prk:	Shape: Squ.
SqFt Pat:	ALR?: No
SqFt Strg:	SLot: 17
Gnd Lev? No	Mgd By: (250) 754-4001 Pacific Cr
Shrd Am: Elevator, Exterior Lighting, Garbage Removal, Property Man	Rent Alld?: Unrestricted: 30 Day Minimum
	Yng Ag Alld?: 0: All Ages
	Pets Alld?: Aquariums, Birds, Caged Mammals, Cats, Dogs: 2 Dc
	BBQs Alld?: Yes: Propane or Electric
	Prk Cm Prp: 0
	Prk LCP: 1
	Prk Str Lot: 0
	Str Lot Incl: Balcony, Parking Stall
	Com Str Itm: Common Area, Sewer, Water
	Assmt Incl: Bldg Insurance, Bldg Maintenance, Caretaker, Garbag

Photos and Map



Brokerage Fee: 3%1st\$100k, 1.5%Balance

Tuesday, June 23, 2020

Residential Client Detail WH & Photos

Information given is from sources believed reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrolment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. An MLS# number flagged " * * * " indicates a listing originating from the Vancouver Island Real Estate Board MLS# System: as it is an automated translation, listing information will not be complete in all respects and consumers may wish to consult with their REALTOR® for more details. Data © Victoria Real Estate Board



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