

#304-1521 Church Ave. –Affordable, Spacious Suite in 55+ Condo



Andrew Mara



384.8124 OR 1.800.665.5303

Riley Janes



Unit # 304 (strata lot 38) SHEET 6 OF 8 SHEETS

THIRD FLOOR LEVEL

SCALE - 1 : 200



All distances are in metres and decimals thereof.

LEGEND

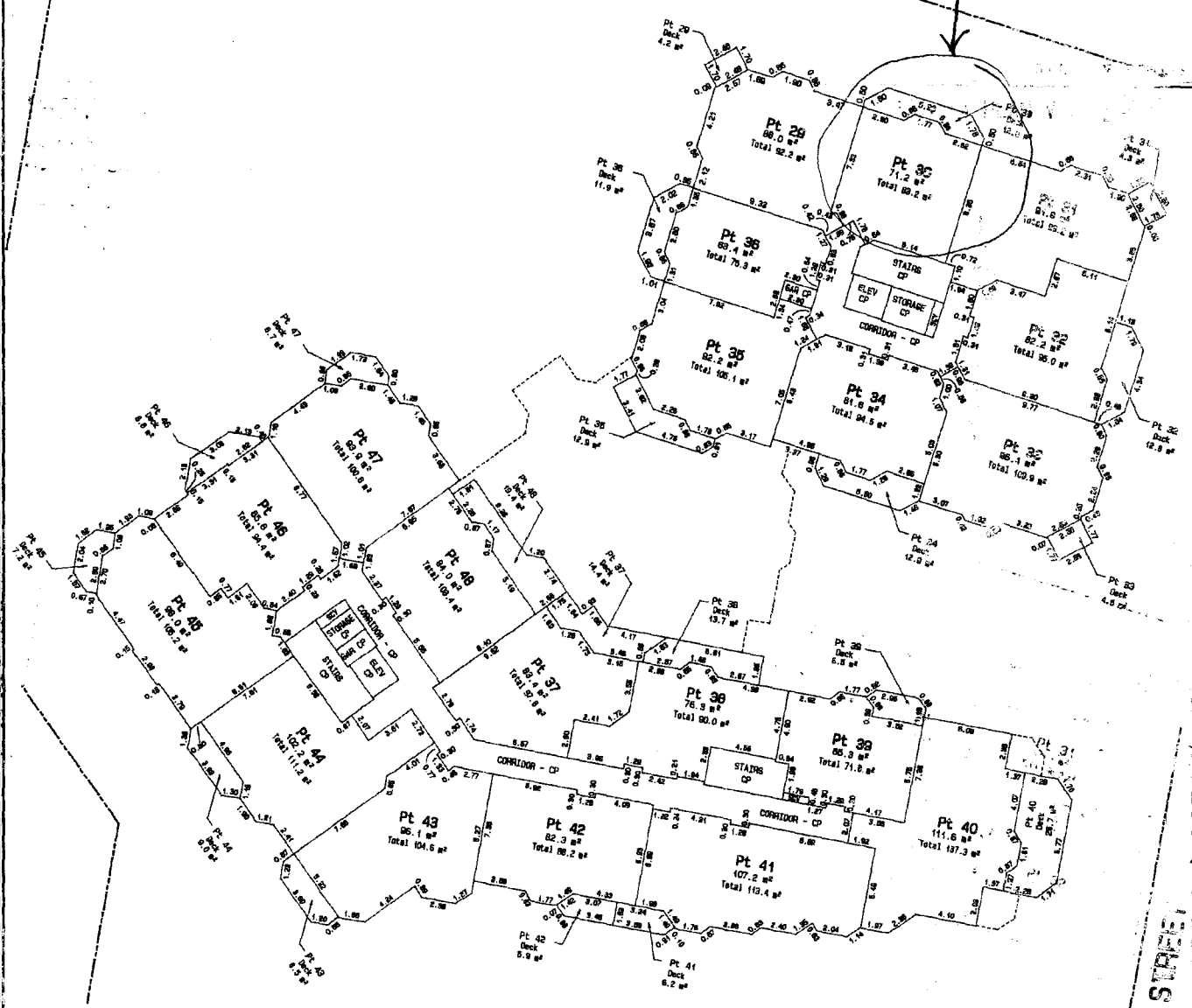
- CP denotes Common Property
- PT denotes Part of
- SCV denotes Service Closet or Vent - Common Property
- ELEV denotes Elevator

71.2 m² = 766 sq. ft interior
 12.0 m² = 129 sq. ft enclosed deck
 83.2 m² = 895 sq. ft. Total Strata Lot

STRATA PLAN VIS 4266



CHURCH STREET



ROSELL & LEWIS
 BC LAND SURVEYORS
 Phone: 362-8800
 FAX: 462-42

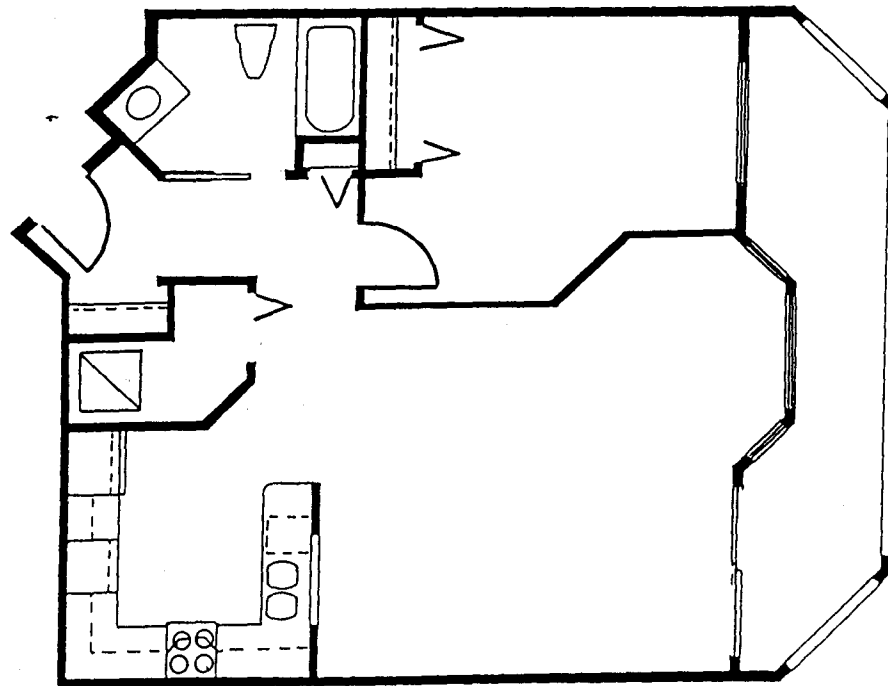
Date - February 14th, 1987

Alan H. Powell
 Alan H. Powell, P.E.

OPHIR STREET

SUITE # 203/304		scale : 1/8" = 1 ft.	
LIVING/ DINING ROOM	15'3" X 16'8"	TOTAL SQ. FT.	895 sq.ft
KITCHEN	10'11" X 10'1"	M BEDROOM	12'1" X 12'11"
DECK	129 sq.ft.	BEDROOM 2	N/A
		DEN	N/A

Room dimensions are measured from interior walls. Square footage is measured from the midpoint of each party wall to the outside of each corridor and exterior wall, as per the British Columbia Strata Survey. All sizes are approximate and taken from architectural plans. Finished square footage may vary slightly due to construction tolerances and will be reflected in the strata survey.





This Listing Information has been provided to you by:

Riley Janes



Office Phone: **384-8124**
 Office Fax: **380-6355**
 Home Phone: **(250) 384-8124**
 Home Fax:



PEMBERTON HOLMES - CLOVERDALE
 805 Cloverdale Ave #150, Victoria, BC, V8X 2S9

805 C Status Type Zoning Style Construct Exterior Roof Foundtn Drive A. Accom Heat/Air Fuel	264280 Active Apartment Unit Multi-Family Colonial Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Stucco Fibreglass Shingle, Torch-on Concrete Poured Concrete, Exp. Agg. Baseboard Electric	Address District Area Complex	1521 CHURCH AVE Saanich East SE Mt Tolmie OPHIR PLACE	Unit PC	304 V8P 5T7	Bedrooms Bathrooms Year Built	1 1 1997	Current Price Original Price	\$225,000 \$225,000	
		Seller Ph	Marjorie Claire Summerfeldt (250) 384-8124	Tenant Ph		SqFt Fin SqFt Unfin	895	Uncon Date Sale Price	DOM 0	
		Elementary School Middle School High School	61 Doncaster 61 Lansdowne 61 Mt Douglas	Title		Freehold, Strata	Taxes \$	1,177	For Year 2008	
		Fin Opt Fin Note	Buyer To Fin Note: Parking is extra (\$29/mo) & subject to availability (presently 5 City/Municipal.	Assessment		\$202,200	PID No.	023-729-121		
		Water Waste	Sewer/Municipal	Legal Desc.		Strata Lot 30, District Lot 30	Block	39	Dist 57	Plan VIS4266
				Fireplaces		None	No.			
				Basement		Underground - Secure,	Hght			
				Parking		Underground - Secure,	Spcs			

Room Sizes rounded to nearest ft. [Main Level 1]					Lot Info	Width SqFt Shape	895	Depth Acres Y. Faces	0.02	Strata Information	Lot Size	Lvls/Unit	1
Floors	Level 1	Level 2	Level 3	Other	Features				In Complex:	Units	63	Bldgs	1
Total SqFt	895								In Building:	Units	63	Floors	4
Entrance	4x8				Assess Incl	Bldg Insurance, Cable, Caretaker, Garbage p/u, Hot Water, Management, Rec Facility, Bike Storage, Elevator, Exercise Rm, Guest Suite, Hobby/Work Rm, Laundry, Rec							
Living	15x17				Shared Amen								
Dining					Appliances	Countertop Range, Dishwasher, Dryer, Fridge, Oven Built-In, Washer, Range Hood							
Kitchen	10x11				Interior Features	Blinds, Controlled Entry, Dining-Living Combo, Elevator, Flrs/Lino, Laundry In-Unit, Screens, Storage In Suite, Storage Separate, W/W Carpet, Whl Chr Access							
Mast BR	12x13				Exterior Features	Landscaped, Patio, Sprinkler Underground							
Bathroom	3pc				Special Info	Rental Restr, Senior, Dogs and Cats Allwd							
Balcony	27x5												

Spacious, 1 bed suite, perfect for the active or not so active 55+ senior! The complex offers a guest suite, an exercise room, hobby and game rooms with pool table, and a dining room that includes an optional meal plan 3 days of the week, this allows one plenty of opportunity to meet and socialize with your neighbors if you so choose. This open plan third floor unit is wheelchair friendly with extra wide doors and a spacious layout. Features include an in-suite laundry & storage room; a new walk-in shower and an enclosed sunroom with screens. The interior walls have been recently painted and carpets were replaced last year. Pets are allowed (see by-laws). This is an attractively priced unit in a very popular building.

Listing Office	0071 PEMBERTON HOLMES -	384-8124	Coop Agt Comm	3%100K+1.5%Bal	Entered	2009/06/17	Listed	2009/06/17
Co-List Office	0071 PEMBERTON HOLMES -	384-8124	Possession	Upon Completion	Changed		Expires	
Listing Agent	02620 MARA, ANDREW	(250) 384-8124	Agent Information					
Co-List Agent	03804 JANES, RILEY	(250) 384-8124	Lbx, Call LS 1st, See					
Board Information	Disclosure Signed, Photo - LS Uploaded, Do not allow Hist Photo							
Showing Instructions	Elderly Seller some notice is appreciated. Call Riley Janes @ 250-885-4550 or page through the office at 250-384-8124 Before entering knock first, if Seller is in she will go for a walk while you show it. PDS & Title have been posted to Matrix.							
Directions Phone For Appt.	North on Shelbourne one block before Cedar Hill Cross Rd. thurn left onto Church Visitor Parking in front of main entran (250) 885-4550 Lock Box Location Inside 1st front door							