

TOP FLOOR HOME



**YOUR
PENTHOUSE**

Great Area / Super Home

Ask For
All the Extras



\$424,800

Sunny, top floor Like New home. Centrally located in a modern complex. **NO RENTAL OR PET SIZE RESTRICTIONS** so U can bring fido! 3 bright skylights & plenty of windows + Valley & distant views + Hardwood flooring, quartz counters & BBQ's welcome perfect for hosting friends & family. Bike to Downtown, Galloping Goose, Movies Library & malls for all your essentials & walk across the St & Golf your day away! Great area Super Home + LCP Parking:-)

403-1008 Tillicum



Ivan Delano
personal real estate corporation

250-744-8506 call / text

VictoriaHomeGroup.com



Your Neighbourhood



Ivan Delano
 - Let's figure it out together -
 VictoriaHomeGroup@gmail.com
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Bring Your Big Dog & Rentable!	Finished Rooms	Listing Summary
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MLS® 426769

**403 - 1008 Tillicum Rd
 Es Kinsmen Park ~ V9A 1Z8**

Rooms / Lvls	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Finished SqFt:	858			
Entrance	10x4			
Living	13x13			
Dining	11x10			
Kitchen	11x9			
Mast Bdrm	15x12			
Bathroom	4			
Bedroom	10x10			

MLS®: 426769 **List Price:** \$424,800
Status: Current
SubClass: Condo
Taxes: \$2,259 **Mth Assmt:** \$333

Interior Details

Layout: Condo: One Level
Bedrms: 2 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:**
Bth 2Pce: **Main Lev:** Level 1
Bth 3Pce: **Fin SqFt:** 858
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: **Bed & Brk:**
Ens 2Pce: **Adnl Acc:**
Ens 3Pce: **Basement:** 9' / Finished - Not
Ens 4+Pce: **FP Feat:**
App Incl: F/S/W/D
Int Feat: Blinds, Closet Organizer, Controlled Entry, Dining Area, Eating Space, Elevator, Flrs/W-W Carpet, Flrs/Wood, Screens, Soaker Tub, Whl Chr

Unfinished Rooms

Balcony 11x6

Schools

Elementary **Middle** **Senior**
 61 Craigflower61 Colquitz 61 Esquimalt

Remarks

Sunny, top floor Like New home. Centrally located in a modern complex. NO RENTAL OR PET SIZE RESTRICTIONS so bring fido along or rent it out! Featuring 3 bright skylights & plenty of windows - ideal for houseplant lovers + Valley & distant views just waiting to be enjoyed! Hardwood flooring, quartz counters & BBQ's welcome + absolutely perfect for hosting friends and family. Bike to Downtown, Galloping Goose, Movies Library & malls for all your essentials - Save On Foods, Mr. Pets, Winners, London Drugs & Lowes are just a few of the stores close to you! Walk across the street with your golf clubs & Golf your day away @ Gorge Vale Golf Club or take your bat and glove to Lampson park. You can also walk to the Gorge for a peaceful stroll, picnic or kayak! 2 beds, in-suite laundry, stainless steel appliances, modern finishes LCP Parking and more. See 3D tour

Legal Information

Township of Esquimalt **Roll:** 2242012
PID/MHR: 028-224-671 **Title:** Frhld/Str
Legal Dsc: Plan VIS6959; Lot 12; Land Dist 21; Sect 10; Freeform TOGETHER WITH AN
Zn Cls/Tp: C-2/Residential/Commercial
2019 Asmt: \$391,000 **2019 Taxes:** \$2,259

Building Information

Built (est) 2009 **Lgl NC Use:** **Frnt Faces:** E **Bldg Sch:** **Bldg Style:** Art Deco
Const Mt: Concrete Reinforced, Frame Wood 2x6, Insulation Ceiling, Insulation Walls, Windows **Rear Faces:** W **Bldg Warr:** **Fuel:** Electric
Lsd Equ: **Heat:** Baseboard
Ext Fin: Cement Fibre Siding, Wood **Roof:** Metal, Torch-on
Ext Feat: Fenced Yard/Full **Fndn:** Concrete Poured
Accss: Ground Level Main Floor, Master B

Lot/Strata Information

Prk Type: Underground - Secure **Prk #:** 1 **Driveway:** Concrete **Shape:** Irreg. **ALR?:**
Water: City/Munic. **Waste:** Sewer **Services:**
Lot Feat: View: City, View: Valley, Golf Course < 1KM
Complex: Gorge Hill Place **Mgd By:** (250) 595-6680 South Isl **Rent Alld?:** Unrestricted
SqFt Balc: 66 **Suites/Cplx:** 13 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 1 **Pets Alld?:** Cats, Dogs: No weight restriction for dog-
SqFt Pat: **Suites/Bldg:** 1 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 4 **Str Lot Incl:** Balcony, Parking Stall
Gnd Lev? Yes **Lvls/Suite:** 1 **Com Str Itm:** Common Area, Drive, Water
Shrd Am: Bike Storage, Elevator **Assmt Incl:** Bldg Insurance, Caretaker, Garbage p/u, Management

Photos and Map





MLS®: 426769

403-1008 Tillicum Rd V9A 1Z8 Es Kinsmen Park

List Price \$424,800



Monday, June 29, 2020

Cross Prop 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 enrollment is subject to confirmation. Buyers must satisfy themselves as to the applicability of GST. Data © VREB. Software © Tarasoft Corporation.

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