

PENTHOUSE LIVING



**LOOKING
FOR AN AGENT?**

Proven Repeatable Systems
backed by market
research for
SUCCESS



\$598,000

Amazing opportunity to live on the top floor corner of an excellent Steel & Concrete quality building a stroll away from all good things:-) With 1227 sqft of **s p a c e** this 2 bms + Den 2 bth with LCP parking, in-unit laundry, rooftop garden & firepit, this is a property you will want to add your touches to to make it HOME, call now for all the extras:-)

502-1030 Yates St.



Ivan Delano
personal real estate corporation

250-744-8506 call / text

VictoriaHomeGroup.com





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 ~ Let's figure it out together ~
 VictoriaHomeGroup@gmail.com
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502 - 1030 Yates St
Vi Downtown ~ V8V 5A7

| Finished Rooms | | | | |
|----------------|-------|-------|-------|-------|
| Rooms / Lvl | Lvl 1 | Lvl 2 | Lvl 3 | Lvl 4 |
| Finished SqFt: | 698 | 529 | | |
| Entrance | | 5x5 | | |
| Living | | 15x12 | | |
| Dining | | 10x10 | | |
| Kitchen | | 8x10 | | |
| Mast Bdrm | 10x19 | | | |
| Bathroom | 4 | 2 | | |
| Bedroom | 8x13 | | | |
| Den | 7x12 | | | |

| Listing Summary | |
|----------------------|----------------------------------|
| MLS#: 424709 | List Price: \$598,000 |
| Status: Current | Orig Price: \$598,000 |
| SubClass: Condo | NOW \$568,800!! |
| DOM: 1 | Taxes: \$3,286 |
| 2019 Asmt: \$657,000 | Mth Assmt \$381 |
| | Title: Frhld/Strata |

| Unfinished Rooms | | | | |
|------------------|------|--|--|--|
| Deck | 2x40 | | | |
| Deck | 5x10 | | | |

| Schools | | |
|--------------------------|--------|-------------|
| Elementary | Middle | Senior |
| 61 Sir James I61 Central | | 61 Vic High |

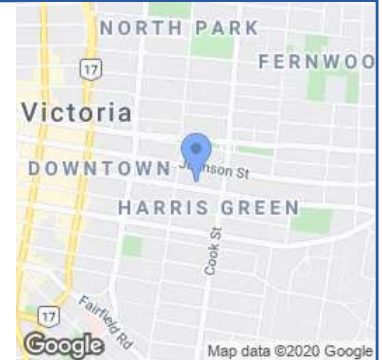
Remarks
 60K under Assessment - Penthouse - 2 Bdm + Den - Move-In Now ~ B I G 1227 Sqft Amazing Value in this top floor Bright corner in an awesome quality Steel & Concrete building with LCP Parking a walk to everything. Need room & don't want to compromise, this may be the home for you. Master + walk-in closet / Den has huge closet TOO-) Always a great rental (last tenant was here over 10 years), this property offers loads of room & privacy, feels like a top floor townhome with all amenities around you & room for real furniture, dining sets & art - with London Drugs, The Market on Yates, Moxie's, Orange Theory Fitness, Bin 4 + numerous coffee shops, Hair salons & the community garden next door + Rooftop Oasis with Fire Pit 20 seconds out your door-) This 1 is Well Worth A closer Look, ready for your ideas & personal touches to make this HOME - call now ~

| Interior Details | |
|------------------|--|
| Layout: | Condo: Two Level |
| Bedrms: | 2 Kitchens: 1 |
| Baths Tot: | 2 Fireplaces: 0 |
| Bth 2Pce: | 1 Main Lev: Level 2 |
| Bth 3Pce: | 1 Fin SqFt: 1,227 |
| Bth 4Pce: | 1 Unfin SqFt: 102 |
| Bth 5Pce: | 1 Bed & Brk: |
| Ens 2Pce: | 1 Adnl Acc: |
| Ens 3Pce: | 1 Basement: |
| Ens 4+Pce: | 1 FP Feat: |
| App Incl: | F/S/W/D, Garage Door Remote, Garborator, Microwave |
| Int Feat: | Blinds |

| Building Information | |
|-----------------------|------------------------------|
| Built (est) 2004 | Lgl NC Use: |
| Lsd Equ: | Const Mt: Steel and Concrete |
| Ext Fin: Brick Facing | Ext Feat: |
| Frnt Faces: SW | Bldg Sch: Bldg Style: |
| Rear Faces: | Bldg Warr: EnerGuide Rtg/Dt: |
| Fuel: Electric | Heat: Baseboard |
| Roof: Other | Fndn: Concrete Poured |
| Accss: | |

| Lot/Strata Information | | | |
|--|-------------------|--|----------|
| Prk Type: Underground - Secure | Prk #: 1 | Shape: Irreg. | ALR?: |
| Water: City/Munic. | Waste: Sewer | Driveway: Concrete | SLot: 36 |
| Lot Feat: View: City, Corner, Golf Course < 1KM | Mgd By: Complete | Services: | |
| Complex: 1030 on Yates | Str Lots/Cplx: 45 | Rent Alld?: Unrestricted | |
| SqFt Balc: | Bldgs/Cplx: 1 | Yng Ag Alld? 0 | |
| SqFt Prk: | Suites/Bldg: 45 | Pets Alld?: Cats, Dogs: 1 dog to 12kg or 2 cats / 2 caged birds. S | |
| SqFt Pat: | Floors/Bldg: 5 | BBQs Alld?: Yes: Yes see bylaws | |
| SqFt Strg: | Lvls/Suite: 0 | Com Str Itm: Common Area, Water | |
| Gnd Lev? No | | Assmt Incl: Bldg Insurance, Garbage p/u, Hot Water, Management | |
| Shrd Am: Bike Storage, Elevator, Guest Suite, Roof Top Patio | | | |

Photos and Map



Brokerage Fee: 3 + 1.5



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MLS®: 424709

502-1030 Yates St V8V 5A7 Vi Downtown

List Price: \$598,000



Thursday, May 7, 2020

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Residential Client Detail WH & Photos



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