



**202 - 65 Songhees Rd  
VW Songhees ~ V9A 6T3**

Finished Rooms				
Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Finished SqFt	1,207	0	0	0
Entrance	7x8			
Living	13x18			
Dining	10x12			
Kitchen	8x20			
Mast Bdrm	13x16			
Bathroom	3			
Bedroom	12x12			
Ensuite	4			

Listing Summary	
<b>MLS#:</b> 250902	<b>List Price:</b> \$695,000
<b>Status:</b> Current	<b>Orig Price:</b> \$718,000
<b>SubClass:</b> Condo	<b>Sold Price:</b> \$0
<b>DOM:</b> 187	<b>Pend Date:</b>
<b>Taxes:</b> \$3,592	<b>Mth Assmt:</b> \$422

Unfinished Rooms				
Balcony	12x11			

**Remarks**

Bright and spacious 2 bed, 2 bath condo offers a front row seat in the Songhees to all the excitement Victoria's Inner Harbour has to offer! Magnificent views of the city skyline, Fisherman's Wharf, Olympic Mountains and the ever changing marine scenery. Experience the lifestyle of luxury, convenience and tranquility in the middle of the city! Exceptionally located unit provides a functional floor plan with high ceilings, a large master suite and plenty of storage. Walk to town and all amenities or hop on a

Schools		
<b>Elementary</b>	<b>Middle</b>	<b>Senior</b>
61 Victoria We		61 Esquimalt

Legal Information	
City of Victoria	<b>Roll:</b> 13080061
<b>PID/MHR:</b> 014-331-471	<b>Title:</b> Frhld/Str
<b>Legal Dsc:</b> Plan SP 1760; Lot SL 9; Block ; Dist Lot 119; Land Dist ESQ; Sect ; Township ; Range ;	
<b>Zn Cls/Tp:</b> Multi-Family	
<b>2007 Asmt:</b> \$604,000	<b>2008 Taxes:</b> \$3,592

Interior Details	
<b>Layout:</b> Condo: One Level	
<b>Bedrms:</b> 2	<b>Kitchens:</b> 1
<b>Baths Tot:</b> 2	<b>Fireplaces:</b> 1
<b>Bth 2Pce:</b> 0	<b>Main Lev:</b> Level 1
<b>Bth 3Pce:</b> 1	<b>Fin SqFt:</b> 1,207
<b>Bth 4Pce:</b> 0	<b>Unfin SqFt:</b> 163
<b>Bth 5Pce:</b> 0	<b>Bed &amp; Brk:</b>
<b>Ens 2Pce:</b> 0	<b>Adnl Acc:</b>
<b>Ens 3Pce:</b> 0	<b>Basement:</b> None
<b>Ens 4+Pce:</b> 1	<b>FP Feat:</b> Living Rm, Natural Gas
<b>App Incl:</b> Dishwasher, F/S/W/D	
<b>Int Feat:</b> Breakfast Nook, Laundry In-Unit, Sep Dine Room, Whl Chr Access	

Building Information	
<b>Built:</b> 1989	<b>Lgl NCon:</b> No
<b>Const Mt:</b>	
<b>Lsd Equ:</b>	
<b>Ext Fin:</b> Stucco	
<b>Ext Feat:</b> Balcony/Deck, Landscaped, No Step Entrance	
<b>Frnt Faces:</b> S	<b>Bldg Sch:</b> No
<b>Rear Faces:</b>	<b>Bldg Warr:</b> No
	<b>CSA/BC Cr:</b> No
	<b>Fuel:</b> Electric, Gas
	<b>Heat:</b> Baseboard, Gas Fireplace
	<b>Roof:</b> Tile
	<b>Fndn:</b> Concrete Poured
	<b>Accs:</b> Master Bedroom on Main, Wheelch

Lot/Strata Information	
<b>Prk Type:</b> Underground - Secure	<b>Lot Size:</b> 1,369sqft / 0.00ac (est)
<b>Water:</b> City/Munic.	<b>Prk #:</b> 1
<b>Lot Feat:</b> View: City, View: Mtn, View: Water, Wfront: Ocean	<b>Waste:</b> Sewer
<b>Complex:</b> Pebble Beach	<b>Services:</b>
<b>SqFt Balc:</b> 0	<b>Mgd By:</b> Firm Management: (250) 544-2300
<b>SqFt Prk:</b> 0	<b>Prk Cm Prp:</b> 0
<b>SqFt Pat:</b> 0	<b>Rent Rstr:</b> Yes
<b>SqFt Strg:</b> 0	<b>Age Rstr:</b> Adult
<b>Gnd Lev?:</b> No	<b>Pets Allwd:</b> No Pets Allowed
<b>Lvl/Suite:</b> 1	<b>Str Lot Incl:</b> Balcony, Livable
<b>Shrd Am:</b> Elevator	<b>Com Str Itm:</b>
	<b>Assmt Incl:</b> Bldg Insurance, Garbage p/u, Gas, Management, Wat

**Photos and Map**



**Brokerage Fee:** 3%100K&1.5%Bal