



Paul Holland

Realtor - Royal LePage Coast Capital
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**106 - 1680 Poplar Ave
SE Mt Tolmie ~ V9P 4K7**

Finished Rooms				
Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Finished SqFt:	731			
Entrance	11x5			
Living	21x13			
Dining	8x8			
Kitchen	8x7			
Master Bdrm	12x13			
Bathroom	4			
Storage	4x5			

Listing Summary	
MLS®: 328228	List Price: \$159,900
Status: Current	Orig Price: \$159,900
SubClass: Condo	Sold Price:
DOM: 0	Pend Date:
Taxes: \$1,001	Mth Assmt: \$213

Unfinished Rooms				
Balcony	13x5			

Remarks

First Open House Sep 8 Sunday 1-3pm. Delightful, spacious and bright, this lovely 2nd floor south facing suite has pleasant views from the spacious balcony. It boasts many updates including gorgeous wooden floors throughout, new vinyl windows, new paint, new baseboard, new lighting, updated bathroom, kitchen and more. The spacious ensuite storage room could be a great computer nook and there is a separate storage locker as well. A complete life style package with indoor pool, whirlpool, sauna, workshop/hobby room and a big rec. room. Assessment includes heat and hot water. Lovely location in the "Shelbourne Valley" just steps to grocery shopping, banks, restaurants, minutes to UVic and Camosun College. Immediate possession possible!

Schools		
Elementary	Middle	Senior
61 Campus Vi	61 Cedar Hill	61 Mount Doug

Legal Information	
District of Saanich (SD61)	Roll: 70397402
PID/MHR: 000-186-449	Title: Frhld/Str
Legal Desc: Plan VIS96; Lot 23; Land Dist 57; Sect 38; Freeform TOGETHER WITH AN	

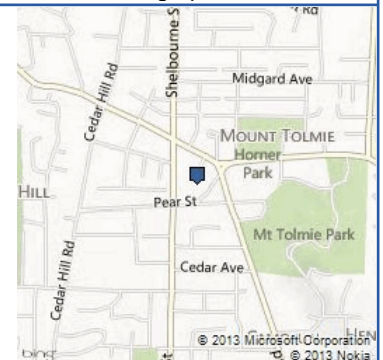
Interior Details	
Layout:	Condo: One Level
Bedrms: 1	Kitchens: 1
Baths Tot: 1	Fireplaces:
Bth 2Pce:	Main Lev: Level 1
Bth 3Pce:	Fin SqFt: 754
Bth 4Pce: 1	Unfin SqFt: 65
Bth 5Pce:	Bed & Brk:
Ens 2Pce:	Adnl Acc:
Ens 3Pce:	Basement: See Remarks
Ens 4+Pce:	FP Feat:
App Incl:	Dishwasher, Fridge, Microwave, Range Hood, Stove
Int Feat:	Blinds, Controlled Entry, Dining-Living Combo, Flrs/Laminate, Flrs/Lino, Pool/Indoor, Storage In Suite, Storage Separate, Whl Chr Access,

Zn Cls/Tp: Multi-Family
2013 Asmt: \$161,700
2013 Taxes: \$1,001

Building Information		Frnt Faces:	S	Bldg Sch:	Bldg Style:	Character
Built (est)	1970	Lgl NC Use		Rear Faces:	S	Bldg Warr:
Lsd Equ:						CSA/BC Crt
Const Mt:	Insulation Ceiling, Insulation Walls					
Ext Fin:	Brick Facing, Stucco					
Ext Feat:	Balcony/Deck, Landscaped, No Step Entrance					
				Bldg Sch:		Fuel: Gas
				Bldg Warr:		Heat: Baseboard, Hot Water
				EnerGuide Rtg/Dt:		Roof: Tar & Gravel
						Fndn: Concrete Poured
						Accss: Wheelchair Friendly

Lot/Strata Information		Lot Size	754sqft / 0.02ac (est)	Dims (w/d):	Shape:	Irreg.	ALR?:
Prk Type:	Uncovered, Visitors	Prk #:	1	Driveway:	Blacktop		
Water:	City/Munic.	Waste:	Sewer	Services:			
Lot Feat:	View: Mtn, Level						
Complex:	Colony Park Manor	Mgd By:	(250) 380-3815 Gibraltar	Rent Alld?:	No Rentals: No Rentals		
SqFt Balc:	65	Suites/Cplx:	73	Yng Ag Alld?:	25		
SqFt Prk:		Bldgs/Cplx:	1	Pets Alld?:	No Pets		
SqFt Pat:		Suites/Bldg:	73	BBQs Alld?:	No		
SqFt Strg:		Floors/Bldg:	4				
Gnd Lev?	No	Lvl/Suite:	1	Str Lot Incl:	Balcony		
Shrd Am:	Bike Storage, Elevator, Hobby/Work Rm, Laundry, Pool, Rec						
				Com Str Itm:	Drive, Water		
				Assmt Incl:	Bldg Insurance, Caretaker, Garbage p/u, Hot Water, H		

Photos and Map



Brokerage Fee: 3%100K 1.5%bal

Saturday, September 7, 2013

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



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