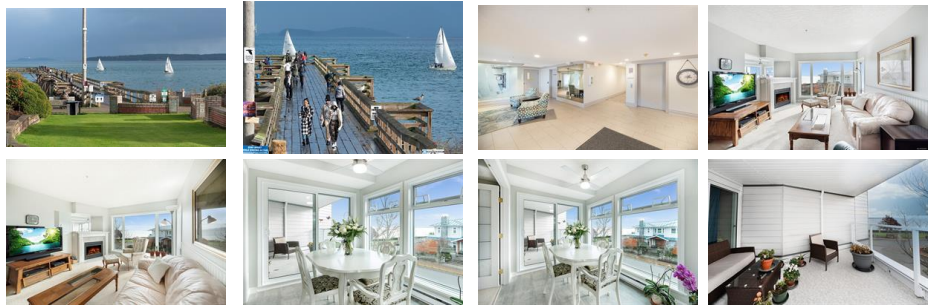


309 - 2550 Bevan Ave Sidney BC V8L 5Y5 MLS® No: **860881** **\$849,900** **Active**



MLS® No: **860881** List Price: **\$849,900**
 Status: **Active** Orig Price: **\$849,900**
 Area: **Sidney** Sub Area: **Si Sidney**
South-East
 DOM: **0** Sold Price:
 Sub Type: **Condo Apartment**
 Pend Date: Title: **Freehold/Strata**

	Lower	Main	Second	Third	Other
Fin SqFt		1,247			124
Bedrooms		2			
Bathrooms		2			
Kitchens		2			

PORTSIDE in SIDNEY BY THE SEA! This Luxe 1247 sqft, 2 Bed, 2 bath South-East facing Suite WITH RELAXING OCEAN VIEWS features a NEW kitchen with high-end cabinets, under-mount sink, Stainless appliances, and Quartz for your Culinary pleasure. Enter, and fall in love with the SPACIOUS dining and living room, perfectly proportioned for your larger furniture! The natural gas fire WARMS after enjoying VIEWS from your covered deck. The wide Master complete with Ensuite and walk-in leads to the deck for a SUNRISE coffee, or Afternoon SIESTA. Plants love the light, and so will your pets of ANY size. Yours is a SPECTACULARLY renovated HOME with new exterior, decks, windows, roof, and landscaping! The Envelope comes with a 10 Yr. WARRANTY for peace of mind. This Pristine building features a Library and Gym, plus TWO rooftop decks! SECURE Parking and massive Visitors rounds out this RARE offering. Live the LIFE just steps to the Pier, and a block from Beacon with its CHIC boutiques! SEA IT SOON.

Interior

Beds: **2** Baths: **2** Kitchens: **2** Fireplaces: **1** Storeys: **4**
 FinSqFt Total: **1,247** UnFin SqFt: **124** SqFt Total: **1,371** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **1** 4+pc Ensuites: **0** Beds or Dens: **2** Laundry: **In Unit**
 Layout: **Condo** Appl Incl: **Dishwasher, F/S/W/D, Microwave** Cooling: **Window Unit(s)**
 Heating: **Baseboard, Electric, Natural Gas**
 Intr Ftrs: **Breakfast Nook, Closet Organizer, Controlled Entry, Eating Area, French Doors, Storage**

Exterior/Building

Built (Est): **1995** Front Faces: **South** Storeys: **4** Bldg Warranty: **Yes**
 Construction: **Cement Fibre, Frame Wood, Insulation:** Foundation: **Poured Concrete** Roof: **Slate**
Ceiling, Insulation: Walls, Stucco
 Lgl NC Use: Access: Bldg Style: **Contemporary**
 Exterior Ftrs: **Balcony/Patio, Garden, Wheelchair Access**

Lot

Lot SqFt: **1,371** Lot Acres: **0.03** Dimensions: Shape:
 Park Type: **Attached, Guest** Park Spcs: **1** View: **Mountain(s), Ocean** Waterfront: **Ocean** Water: **Municipal**
Underground
 Carport Spcs: **0** Garage Spcs: **0** Services:
 Sewer: **Sewer To Lot** Restrictions:
 Lot Ftrs: **Central Location, Irregular Lot, Level, Wooded Lot**

Units

Unit Type	Beds	Baths	Fireplaces	SqFt Finished	Rent Total
2 Bedroom	2	2	Yes		

Legal/Public Records

Assessed: **\$672,000** Assess Yr: **2020** Taxes: **\$3,166** Tax Year: **2020**
 PID: **023-181-702** Roll No: **120536630** Zoning: Zone Desc: **Residential**
 Plan Number: **VIS3796** Lot: Block: District Lot: Land District: **40**
 Legal Description: **Strata Lot 30, Plan VIS3796, Section 10, Range 4E, North Saanich Land District, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Strata

Strata Fee: **\$348** Str Fee Year: **2020** Prop Mgr: **Self Managed** Mgr Phone:
 Complex: **The Residences at** Bldgs/Cmplx: **1** Str Lots/Cmplx: **40** Str Lots/Bldg: **40**
Portsid
 Balc SqFt: **124** Patio SqFt: LCP SqFt: Stor SqFt:
 Park SqFt: Park Incl: **0** Park Cmn Sp: **1** Park LCP Spc: **0**
 Depr Rpt?: **Yes** Plan Type: **Building** Lvl's in Unit: **1** Unit's Level: **Other Level**
 Rent Allwd?: **Some Rentals** **Only 4 rentals, and all are filled.**
 Yngst Age: **0**
 Pets Allwd: **Aquariums, Birds, No size limit for 1 cat or 1 dog in bylaw, up to 2 birds reasonable # of small caged animals & fish.**
Caged Mammals, Cats, Dogs
 BBQs Allwd: **Yes** **Check Bylaws.**
 Smoking Byl: **No** **Check Bylaws.**
 Unit Incl: **Deck/Patio, Garage, Livable, Parking Stall, Separate Storage**
 Assmt Incl: **Garbage Removal, Insurance, Maintenance Grounds**
 Shrd Am: **Common Area, Elevator(s), Fitness Centre, Meeting Room, Roof Deck, Secured Entry, Storage Unit**

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