



Marilyn Ball
 Presenting the Fine Art of Marketing
 marilyn@marilynball.ca
 250-818-6489



211 - 2550 Bevan Ave
Si Sidney South-East ~ V8L 5Y5

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 4
Bth 3Pce: 0 **Fin SqFt:** 1,247
Bth 4Pce: 1 **Unfin SqFt:** 124
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:**
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, F/S/W/D, Microwave
Intr Ftrs Breakfast Nook, Closet Organizer, Controlled Entry, Eating Area, French Doors, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	15'x9'
Dining Room	Main	15'x12'
Eating Area	Main	7'x9'
Ensuite	Main	3-Piece
Entrance	Main	8'x7'
Kitchen	Main	15'x8'
Living Room	Main	14'x12'
Primary Bedroom	Main	16'x13'
Storage	Main	6'x5'
Deck (Unfin)	Main	14'x13'

Listing Summary

MLS@: 903708 **List Price:** \$769,900
Status: Active **Orig Price:** \$769,900
Sub Type: Condo **Sold Price:**
DOM: 8 **Pend Date:**
Taxes: \$3,184 **Strata Fee:** \$425
2021 Asmt: \$850,000 **Title:** Frhld/Str

Remarks

PORTSIDE in SIDNEY BY THE SEA! This 1247 sqft, 2 Bed-2 bath South-East facing Suite offers RELAXING OCEAN VIEWS. Professionally cleaned, this Diamond in the rough needs your vision to truly be the million dollar property that it could be: paint, flooring (hardwood allowed), and other new updates would be worthy of this amazing Location! Enter, and fall in love with the potential of the spacious dining and living room, perfectly proportioned for your larger furniture! The Principal Bedroom complete with an ensuite and walk-in closet leads to the deck for a SUNRISE coffee, or Afternoon SIESTA. Plants love the light, and so will your pets. This is a spectacular building with new exterior, decks, windows, roof, and landscaping! The Envelope comes with a WARRANTY for peace of mind, a Library and Gym, plus TWO rooftop decks! SECURE Parking and a massive Visitors parking rounds out this RARE offering. Live the LIFE just steps to the Pier, and a block from Beacon with its CHIC boutiques!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,247	0	0	124
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1995 **Lgl NC Use:** **Frnt Faces:** S **Bldg Style:** Contemporary **Cool:** Window Unit(s)
Oth Equ: **Bldg Warr:** Yes **Heat:** Baseboard, Electric, Natural Gas
Const Mt: Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls, Stucco **EnerGuide Rtg/Dt:** **Roof:** Slate
Ext Feat: Balcony/Patio, Garden, Wheelchair Access **Fndn:** Poured Concrete
Accss: Primary Bedroom on Main, Wheelc

Lot/Strata Information

Lot Size: 1,371sqft / 0.03ac **Dims (w/d):** **Waterfront:** Ocean
Prk Type: Attached, Guest, Underground **View:** Mountain(s), Ocean
Water: Municipal **Waste:** Sewer To Lot **Services:**
Lot Feat: Central Location, Irregular Lot, Level, Wooded Lot
Complex: The Residences at Ports **Prk Tota:** 1 **Rent Alld?:** No Rentals: See Bylaws
SqFt Balc: 124 **StrLots/Cplx:** 40 **Prk Cm Prp:** 1 **Yng Ag Alld?:** 0: See Bylaws
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Number Limit: See Bylaws
SqFt Pat: **Suites/Bldg:** 40 **Prk Str Lot:** 0 **BBQs Alld?:** Yes: See Bylaws
SqFt Strg: **Floors/Bldg:** 4 **Str Lot Incl:** Deck/Patio, Garage, Livable, Parking Stall, Separate Storage
Gnd/Top?: **Lvs/Suite:** 1
Shrd Am: Bike Storage, Common Area, Elevator(s), Fitness Centre, Med Unit Incl: Garbage Removal, Insurance, Maintenance Grounds

