



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



**9 - 440 Parry St
 Vi James Bay ~ V8V 2H7**

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 2
Bth 3Pce: 0 **Fin SqFt:** 1,196
Bth 4Pce: 1 **Unfin SqFt:** 375
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce: 1 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, F/S/W/D, Microwave, Oven/Range Gas, Range Hood
Intr Ftrs: French Doors

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	11'x11'
Dining Room	Main	13'x12'
Ensuite	Main	4-Piece
Entrance	Main	5x4
Kitchen	Main	10'x9'
Living Room	Main	11'x15'
Primary Bedroom	Main	16'x12'
Patio (Unfin)	Main	36'x11'

Listing Summary

MLS#: 908301 **List Price:** \$1,190,000
Status: Active **Orig Price:** \$1,190,000
Sub Type: Condo **Sold Price:**
DOM: 7 **Pend Date:**
Taxes: \$4,695 **Strata Fee:** \$539
2022 Asmt: \$936,000 **Title:** Frhld/Str

Remarks

REDSTONE - A heritage building conversion. Heritage brick facade combined with contemporary materials in 2006 for a spectacular new synergy. The Redstone was crafted to be a treat for the eye with dramatic spaces that enliven the soul. This nearly 1200 sq ft two bedroom-2 bath Haven feels like a townhouse with its huge patio, and light streaming in through all sides of the corner suite. Designed with panache, the accordion wall opens up to the patio, creating an incredible flow of outdoor living complete with palm tree, and garden! Located in James Bay on a quiet tree-lined street steps from the Aryze Rotunda and Capital Park, and just steps to the Parliament Buildings, Victoria's Harbour, Beacon Hill Park and all the shops and services of Downtown. Chic restaurants, the nearby Cook St. village with its great vibe, wonderful 200 acres of Beacon Hill Park, plus the oceanfront promenade of Dallas Rd complete this perfect Lifestyle picture. Call your Agent to view this Amazing property!

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,196	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2006 **Lgl NC Use:**
Oth Equ:
Const Mt: Brick
Ext Feat:

Frnt Faces: E **Bldg Style:** Conversion, Heritage
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: Window Unit(s)
Heat: Baseboard, Electric
Roof: Asphalt Torch On
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Prk Type: Attached, Underground
Water: Municipal
Lot Feat: Irregular Lot
Complex:
SqFt Balc: **StrLots/Cplx:** 9
SqFt Prk: **Bldgs/Cplx:** 1
SqFt Pat: **Suites/Bldg:** 9
SqFt Strg: **Floors/Bldg:** 2
Gnd/Top?: **Lvls/Suite:** 1
Shrd Am: Elevator(s)

Lot Size: 1,571sqft / 0.03ac
Waste: Sewer To Lot

Dims (w/d):
View:
Services:

Waterfront:

Prk Tota: 1
Prk Cm Prp: 0
Prk LCP: 1
Prk Str Lot: 0
Str Lot Incl: Deck/Patio, Livable, Parking Stall, Private Garden

Rent Alld?: Some Rentals: Minimum one-year lease. See Bylaws
Yng Ag Alld? 0
Pets Alld?: Aquariums, Birds, Caged Mammals, Cats, Dogs, Nur
BBQs Alld?: Yes: See Bylaws.

Unit Incl: Garbage Removal, Insurance, Property Management

