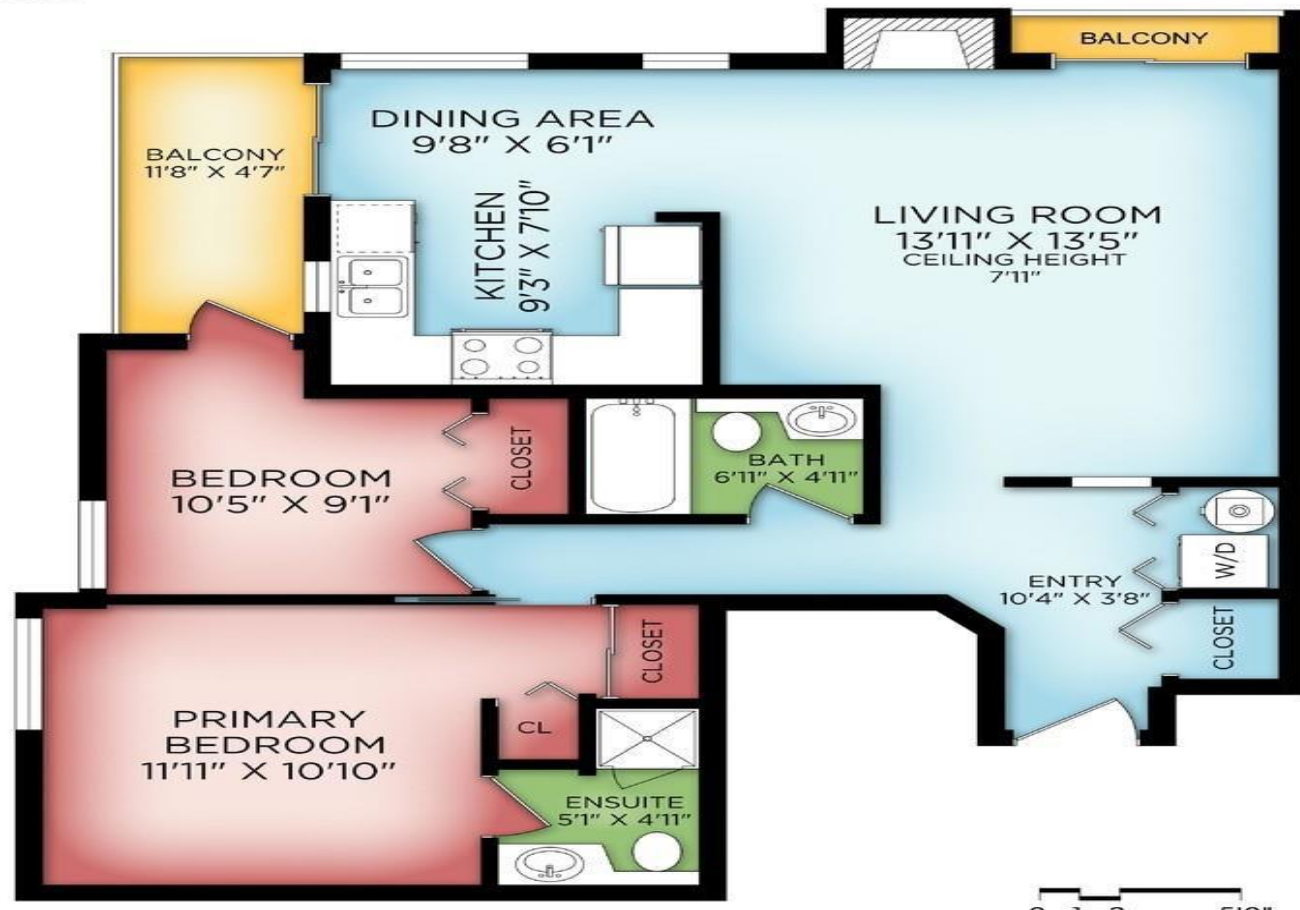


405-2527 QUADRA STREET

Document prepared for the exclusive use of:
JP Tait



MAIN FLOOR

Floor	Finished	Unfinished	Total	Other Areas
Main	924	0	924	Balcony 70
Total	924	0	924	

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof. Purchaser to verify measurements if important.

REALFOTO
250 388 6998
orders@realfoto.ca
Measured 09/12/2024 by O.T.

MLS®976045



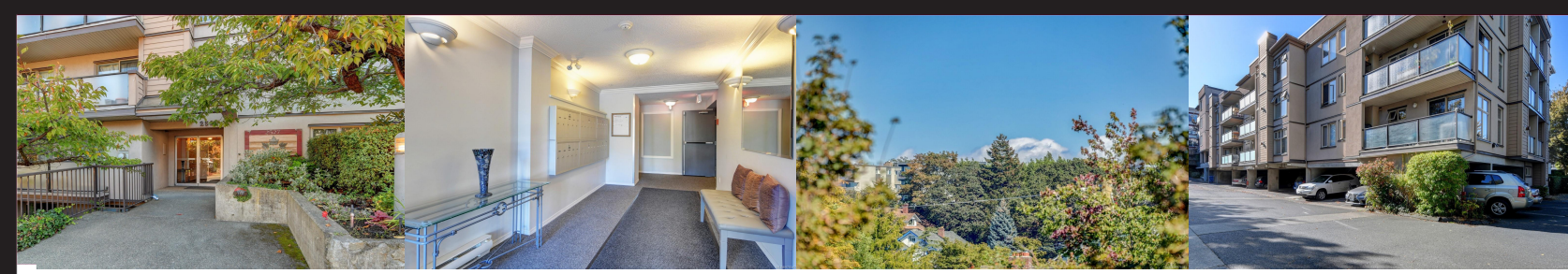
#405 - 2527 Quadra St



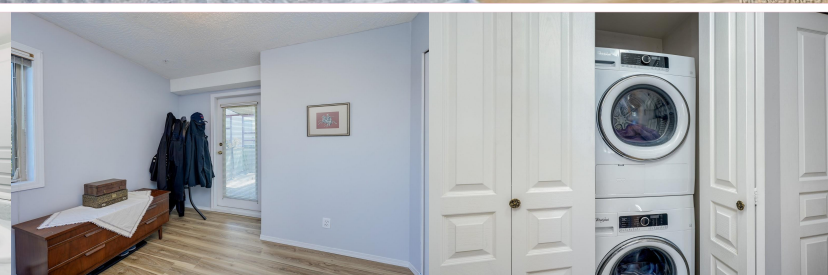
JP Tait
Pemberton Holmes - Oak Bay

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SPECS AND FEATURES

Area	Hillside	Year Built	1993
Bedrooms	2	Taxes	\$2,486
Bathrooms	2	Strata Fee	\$442
Lot Size	994	MLS#	976045
Floor Space	924	Parking	1

#405 - 2527 Quadra St

Bright 2-bedroom, 2 full bathroom CORNER UNIT on the quiet side of this pet-friendly building. Fantastic location in Quadra Village! Updates include new deluxe vinyl plank flooring throughout the entire unit. This condo features a large southeast facing patio plus another small Juliet balcony facing south. You will get lots of sunlight in this unit, and the bedrooms are on the eastern side of the building. Comes with in-suite laundry, dedicated parking stall, and a separate storage locker that not all units have in this complex. Living room has a GAS FIREPLACE (gas included in the strata fee) making for low utilities costs! Convenient location in the heart of Quadra Village near popular Caffe Fantastico and Crystal Pool, around the corner from the grocery store, pharmacy, and plenty of restaurants & shops. Easy 10-minute walk to downtown. Public transit at the doorstep, with direct bus to UVic and Camosun. Very well-managed strata with a generous pet policy of 2 cats and 1 dog.

