

**B- 6368 Belvista Place**

**Strata Lot B, Plan VIS2472, Section 73, Sooke 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 OR V, AS APPROPRIATE**

Large Sunny Southeastern facing Strata Duplex Home that offers 1994+ SF on both levels (Buyer to Verify measurement if important). The upper level offers a bright living room with gas fireplace (needs servicing), dining room, kitchen, a huge sliding glass door leads to the balcony (needs servicing). A great spot to appreciate the amazing views and the peace that the area offers. Down the hall you will find the Primary Bedroom with a 3-piece ensuite, Main bath with skylight and additional 2 bedrooms. The Lower offers a lovely 1-bedroom in-law suite with a separate entrance. Permit for Finished Basement but does not include the suite. A great space for an intergenerational living arrangement. Convenient common laundry room services the residents of Side B. The Crawl Space has graduated ceiling height and offers much storage room. Workshop area.

- Finished SF 1994 | (Buyer to Verify if important)
- Built in 1992
- Level Lot
- Central Location
- Easy Access
- Marina Nearby
- Recreation Nearby
- Rectangular Lot
- Views of the Ocean and Mountains from the Living, Dining Rooms and Kitchen)
- Bright Open Floor Plan
- Living Room
- Dining Room
- Kitchen
- Patio
- Balcony
- 3 Bedrooms
- 2 Baths
- Sky Lights in Kitchen and Main Bath
- Gas Fireplace in Living Room (needs Servicing)
- Shared Laundry with Suite
- Electric Baseboard Heating
- Poured Concrete Foundation
- Deep Crawlspac with Graduating Height
- Covered Carport with ample parking
- Suite: Main Floor - 1 Main Floor Bedroom, Bath, Kitchen, Living and Dining Room with separate entrance (non-Permitted)
- Back Deck (Needs Servicing)
- Heat Source: **Baseboard, Electric**
- Backyards LCP- See Strata Plan
- Driveways LCP – See Strata Plan

**List Price: \$800,000.**

Tenant- Month to Month Tenancy – Rent- \$1,700. per month

Sellers live and work in the UK and are Canadian Citizens

- **Completion and Possession:** Subject to Month-to-Month Tenancy
- Standard Strata Bylaws in Effect
- As is Condition
- Showing upon an accepted offer