

# 301-555 Chatham St. Spacious Downtown Loft Unit w/Secure Parking

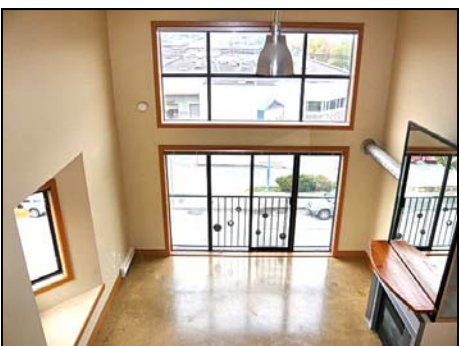


ANDREW MARA

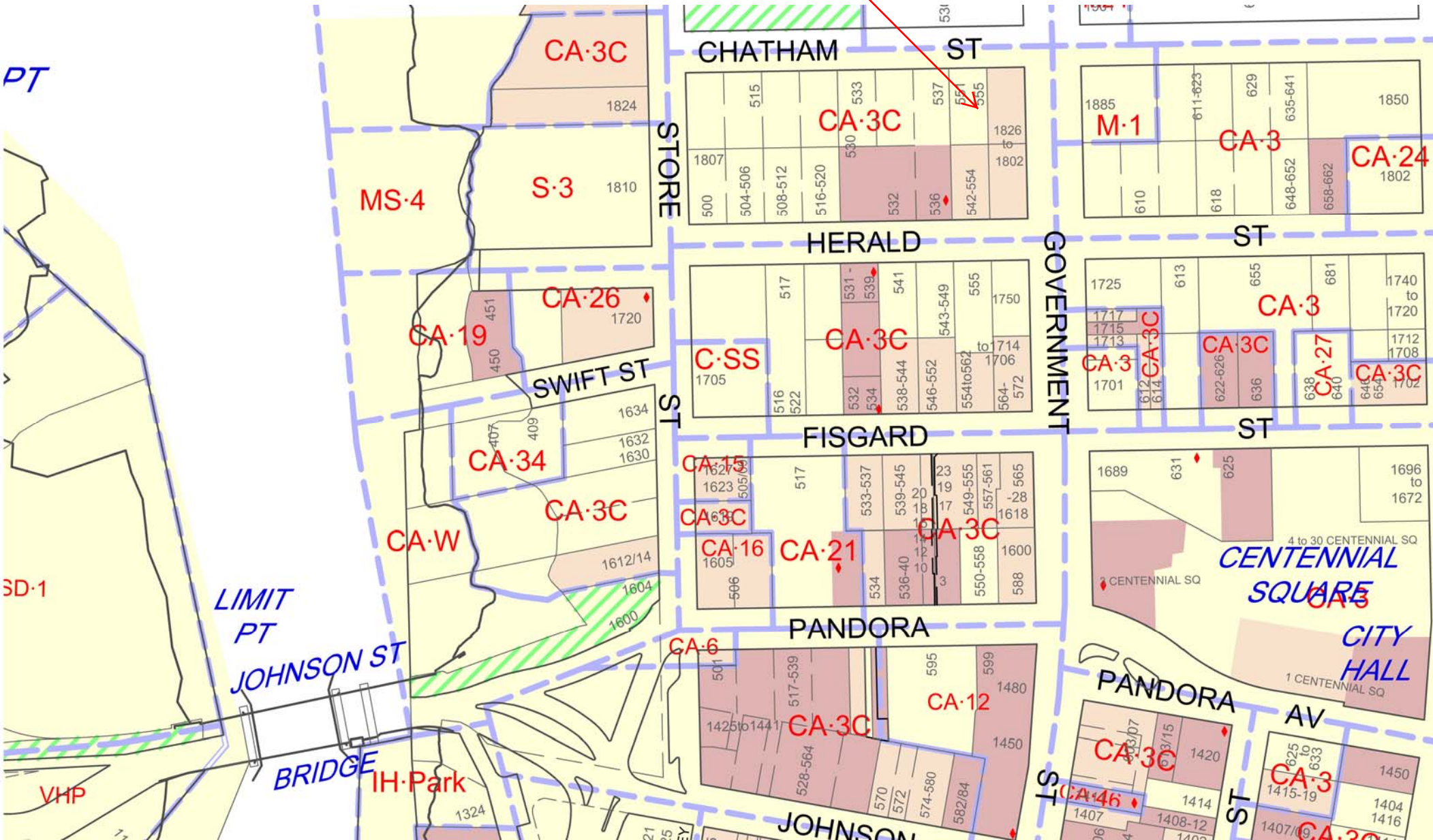


384.8124 OR 1.800.665.5303

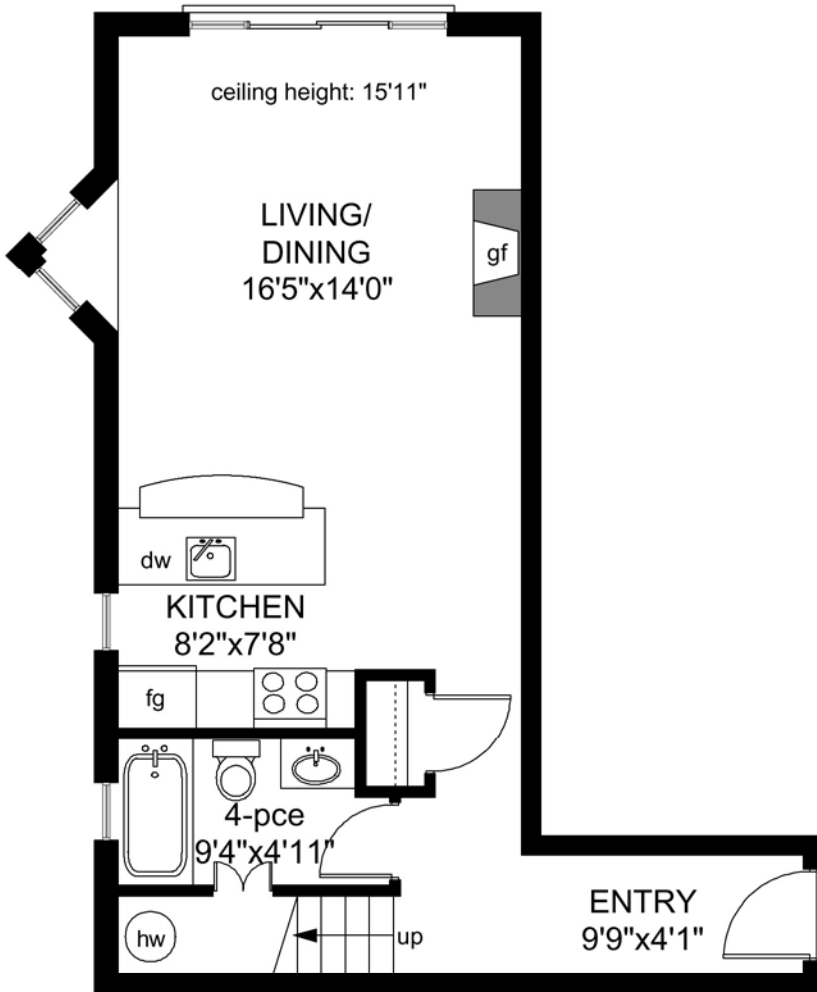
SHAWN ADYE



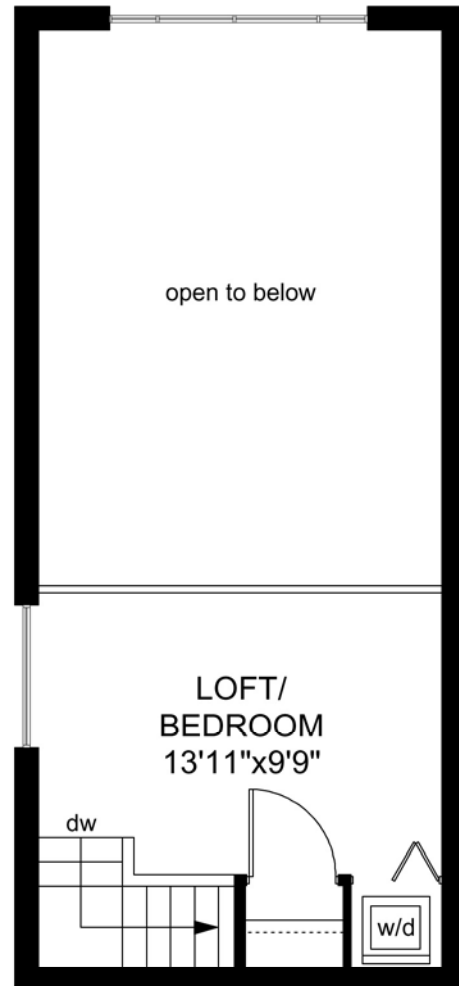
Feature Property 555 Chatham



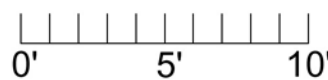
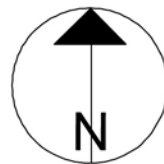
# 301-555 CHATHAM STREET



MAIN FLOOR  
558 SQ.FT



UPPER FLOOR  
157 SQ.FT



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	558	0	558
UPPER	157	0	157
TOTAL	715	0	715

**PEMBERTON  
HOLMES**

· ESTABLISHED 1887 ·

PREPARED FOR THE EXCLUSIVE USE OF  
ANDREW MARA, RILEY JANES & SHAWN ADYE  
OF PEMBERTON HOLMES LIMITED

MEASURED ON: 10/22/09  
DRAWING FILE: 07707

**Taf** Measure VICTORIA, B.C.  
Ph. 883-8894  
www.tafmeasure.com



This Listing Information has been provided to you by:

## Riley Janes



Office Phone: **384-8124**  
 Office Fax: **380-6355**  
 Home Phone: **(250) 384-8124**  
 Home Fax:



**PEMBERTON HOLMES - CLOVERDALE**  
 805 Cloverdale Ave #150, Victoria, BC, V8X 2S9

805 Status Type Zoning Style Construct Exterior Roof Foundtn Drive A. Accom Heat/Air Fuel	<b>269730</b> <b>Active</b> <b>Apartment Unit</b> <b>Residential/Commercial</b> <b>Pre-Fab</b> <b>Insulation Ceiling, Insulation Walls, Windows Thermo, Bldg</b> <b>Aluminium, Brick Facing</b> <b>Torch-on, Other</b> <b>Concrete Poured</b> <b>Concrete</b> <b>Baseboard, Gas Fireplace</b> <b>Electric, Gas</b>	Address District Area Complex	<b>555 CHATHAM ST</b> <b>Victoria</b> <b>Vi Downtown</b>	Unit PC	<b>301</b> <b>V8T 1E1</b>	Bedrooms Bathrooms Year Built	<b>1</b> <b>1</b> <b>2000</b>	Current Price Original Price	<b>\$295,000</b> <b>\$295,000</b>		
		Seller Ph	<b>Patrick Alistair and Mary Cath</b> Tenant Ph		SqFt Fin SqFt Unfin	<b>715</b>	Uncon Date Sale Price	DOM <b>0</b>			
		Elementary School Middle School High School	<b>61 George Jay</b> <b>61 Central</b> <b>61 Vic High</b>		Title	<b>Freehold, Strata</b>	Taxes \$	<b>1,674</b>	For Year	<b>2009</b>	
		Fin Opt Fin Note	<b>Buyer To Fin</b> <b>Note this unit comes with parking stall number 6. This is a 99 year City/Munic.</b>		Assessment Legal Desc. Lot	<b>\$270,400</b> <b>Together with an</b> <b>5</b>	PID No.	<b>024-876-984</b>			
		Water Waste	<b>Sewer/Municipal</b>		Block Sec Dist Plan	<b>None</b>	<b>57</b>	<b>VIS5035</b>			
		Fireplaces Basement Parking	<b>Living Rm</b> <b>None</b> <b>Garage Single, Underground -</b>		No. Hght Spes	<b>1</b>	<b>1</b>				
Room Sizes rounded to nearest ft. [Main <b>Level 1</b> ]					Lot Info	Width SqFt Shape	Depth Acres Rear Faces	Strata Information			
Floors	Level 1	Level 2	Level 3	Other	Features	<b>715</b>	<b>0.02</b>	Lot Size	Lvls/Unit	<b>2</b>	
Total SqFt	<b>558</b>	<b>157</b>			<b>View: City, View: Mtn, View: Water, Level, Private, Serviced</b>			In Complex: Units	<b>22</b>	Bldgs	<b>1</b>
Entrance	<b>4x10</b>				Assess Incl	<b>Bldg Insurance, Garbage p/u, Management, Water Elevator</b>					
Living	<b>16x14</b>				Shared Amen	<b>Elevator</b>					
Dining					Appliances	<b>Dishwasher, Electric Garage Door Opener, Garage Door Remote Control, F/S/W/D, Range Hood, Security System</b>					
Kitchen	<b>8x8</b>				Interior Features	<b>Bar, Blinds, Controlled Entry, Dining-Living Combo, Eating Space, Elevator, Laundry In-Unit, Soaker Tub, Storage Separate, W/W Carpet, Wndw/Covrngs</b>					
Mast Bdrm		<b>14x10</b>			Exterior Features	<b>Balcony/Deck, No Step Entrance</b>					
Bathroom	<b>4pc</b>				Special Info	<b>Rental Restr, No Age Restr, Dogs and Cats Allwd</b>					
<b>Funky loft corner suite is in great shape and is steps to Downtown. NW corner suite with pleasant city views water glimpses and 16? floor to ceiling windows. Unit 301 is one of the largest in the complex and has one of the few U/G parking spots. Features include polished concrete floors, a ?Juliet balcony?, gas F/P, open plan kitchen and a unique triangular window alcove. Bathroom has a comfy soaker tub with ?subway style tiling?. Loft br area has the best views and also the stacker washer/dryer. This stylish building was built with Rainscreen and has a common rooftop deck with F/P and 360 degree views. Building has excellent security, separate storage and a flexible Strata Corp with no age or rental restrictions and pets are allowed.</b>											
Listing Office	<b>0071 PEMBERTON HOLMES -</b>	<b>384-8124</b>	Coop Agt Comm	<b>3% first 100k/ 1.5% Balan</b>	Changed	<b>2009/10/28</b>	Listed	<b>2009/10/28</b>			
Co-List Office	<b>0071 PEMBERTON HOLMES -</b>	<b>384-8124</b>	Possession	<b>Immediate</b>			Expires				
Listing Agent	<b>02620 MARA, ANDREW</b>		Agent Information	<b>Lbx, Call LS 1st, Floor</b>							
Co-List Agent	<b>01411 ADYE, SHAWN E</b>		<b>(250) 384-8124</b>								
Board Information	<b>Disclosure Signed, Photo - LS Uploaded, Do not allow Hist Photo</b>										
Showing Instructions	<b>Easy to show, page Shawn at 250-384-8124. Lockbox on second Rail at Pemberton Holmes at Cloverdale. There is a key for the roof top deck and the staircases are keyed also. Roof top deck is accessed by the staircase on the right on the 4th floor</b>										
Directions Phone For Appt.	<b>Between Government st. &amp; Store st.</b> <b>(250) 384-8124</b> Lock Box Location <b>At pemberton on rail</b>										