

102-1211 Beach Drive

\$779,500.

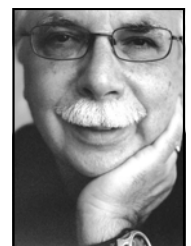


1211 Beach Drive is the name of this strata complex located on a premiere waterfront location in Oak Bay. This particular unit is one of only 3 that are uniquely situated that you feel like you are living in a one level townhouse on the waters edge. From the moment you enter this unit you are immediately struck by the dramatic and sweeping ocean views. The unit was significantly renovated and upgraded in 2001-2002, creating an open concept kitchen, dining and living room area accented with a large skylight. The entrance and kitchen have a garden and patio area, while the waterfront side has 2 levels of patios. The floor plan is 2 bedrooms and 2 bathrooms with separate laundry area. This is a pet friendly strata. Separate additional storage area and additional parking space available.

WEBSITE: www.patmeadows.com
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(250) 592-4422

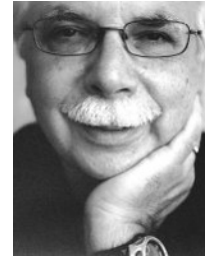
**pat**
MEADOWS
REAL ESTATE PROFESSIONAL





This Listing Information has been provided to you by:

Pat Meadows*



Office Phone: **592-4422**
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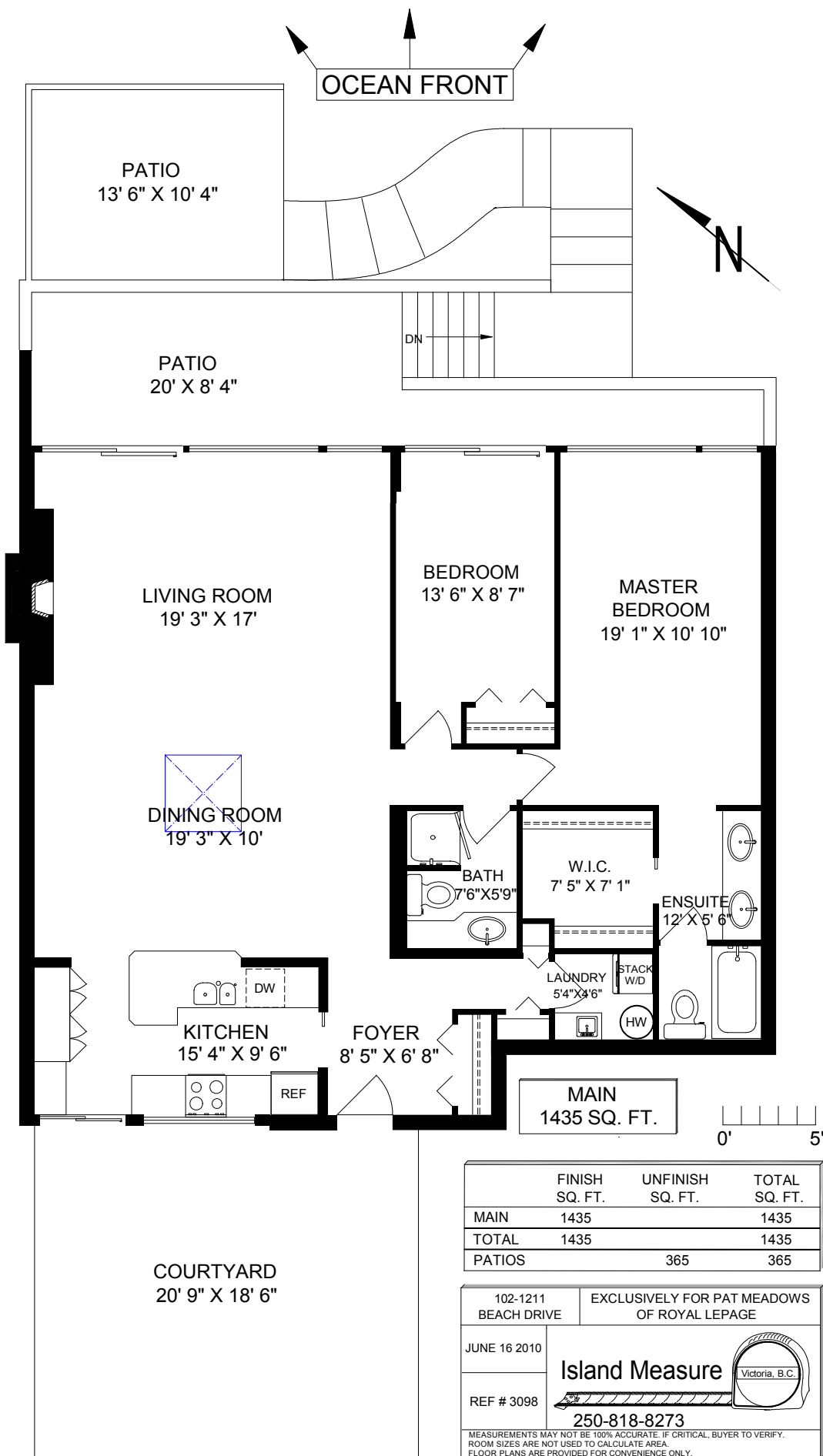


ROYAL LEPAGE COAST CAPITAL - OAK BAY
 1933 Oak Bay Ave, Victoria, BC, V8R 1C8

1933 Status Type Zoning Style Constrct	280922 Active Townhouse Multi-Family West Coast Windows Thermo	Address District Area Complex	1211 BEACH DR Oak Bay OB South Oak Bay TWELVE ELEVEN BEACH	Unit PC	102 V8S 2N4	Bedrooms Bathrooms Year Built	2 2 1973	Current Price Original Price	\$779,500 \$779,500
Exterior Roof Foundtn Drive A. Accom	Stucco Wood Concrete Poured Concrete Baseboard	Seller Ph Elementary School Middle School High School	see supplements 61 Oak Bay 61 Oak Bay	Fin Opt Fin Note	 City/Munic.	SqFt Fin SqFt Unfin Title	1,435 Freehold, Strata	Uncon Date Date Sold DOM Taxes \$	 3,788 For Year 2010
Fuel	Electric	Water Waste	City/Munic. Sewer/Municipal	Assessment Legal Desc. Lot MHR #	\$661,100 LDistrict 75; B Block 23 Dist Plan VIS108	Fireplaces Basement Parking	Living Rm None Underground - Secure	No. Hght Spcs	1 1 1
Room Sizes rounded to nearest ft. [Main Level 1]					Lot Info	Width SqFt Shape	Depth Acres Rear Faces	Strata Information	Lot Size In Complex: Units In Building: Units Mthly Asses Managed by
Floors	Level 1	Level 2	Level 3	Other	Width	1,842	0.04	Lvls/Unit Bldgs Floors Lease Yrs	1 1 3 315 Brown Bros.
Total SqFt	1,435				Features	Wfront: Ocean, Cul-de-sac			
Entrance	9x7				Assess Incl	Bldg Insurance, Caretaker			
Living	19x17				Shared Amen	Elevator			
Dining	19x10				Appliances	Dishwasher, Microwave, F/S/W/D			
Kitchen	15x10				Interior Features	Controlled Entry, Dining-Living Combo, Flrs/Tile, Flrs/Wood, Laundry In-Unit, Skylights/Light Pipe, Storage Separate, W/W Carpet			
Mast Bdrm	19x11				Exterior Features	Balcony/Deck, Landscaped, No Step Entrance			
Bathroom	3pc				Special Info	Rental Restr, Adult, Dogs and Cats Allwd			
Ensuite	5pc								
Bedroom	14x9								
Laundry	5x5								
Patio	20x8								
Patio	14x10								
Other	21x19								
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Listing Office	0153 ROYAL LEPAGE COAST	592-4422	Coop Agt Comm	3%100K+1.5%B	Entered	2010/06/30	Listed	2010/06/30	
Co-List Office			Possession	Upon Completion	Changed		Expires		
Listing Agent	02887 MEADOWS*, PAT		Agent Information Lbx, Call LS 1st, Floor Plans Available, See Remarks, Solicitation OK,						
Co-List Agent									
Board Information	Disclosure Signed, Photo - LS Uploaded, Do not allow Hist Photo								
Showing Instructions	CALL LS FIRST -- REASONABLE NOTICE --								
Directions									
Phone For Appt.	(250) 592-4422	Lock Box Location	Railing @ front entrance						



102-1211 BEACH DRIVE



	FINISH SQ. FT.	UNFINISH SQ. FT.	TOTAL SQ. FT.
MAIN	1435		1435
TOTAL	1435		1435
PATIOS		365	365

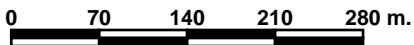
102-1211 BEACH DRIVE	EXCLUSIVELY FOR PAT MEADOWS OF ROYAL LEPAGE
JUNE 16 2010	
REF # 3098	
250-818-8273	
<small>MEASUREMENTS MAY NOT BE 100% ACCURATE. IF CRITICAL, BUYER TO VERIFY. ROOM SIZES ARE NOT USED TO CALCULATE AREA. FLOOR PLANS ARE PROVIDED FOR CONVENIENCE ONLY.</small>	

102-1211 Beach Dr, & area



Legend

- Municipal Boundaries
- Electoral Area Boundaries
- Highways
- Major Roads
- Roads
- Parks & Protected Areas**
 - Municipal Park or Protected Area
 - Federal Park
 - Provincial Park or Ecoreserve
 - Regional Park
- Lot Boundaries
- Major Lakes**
- Lakes and Rivers
- CRD Boundary



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Scale: 1:6,017
Created: June 11, 2010