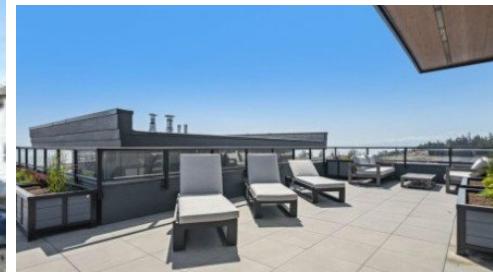


100-3564b Ryder Hesjedal Way
Colwood, BC V9C 0V3

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COAST CAPITAL REALTY

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MLS# 1023061



\$659,900

2 Bedrooms | 2 Bathrooms | 1,800 Sqft

2 Beds 2 Baths O/H Sat Jan 17th 11-1. Experience coastal living with an extended walk out covered patio in this like-new 2 bed, 2 bath condo in the heart of Royal Bay, all with NO GST! The spacious covered patio with private access captures both morning and evening sun, makes dog lover's lives easy, and is perfect for enjoying hosting or relaxing by a propane fire. Offering ~900 sq ft of air conditioned modern designed space, sharing no side walls with other units, custom upgraded vinyl flooring, custom cabinetry and built-in closet organizers. Convenient kitchen with breakfast bar and stainless steel appliances. This unit includes TWO LCP side-by-side EV potential parking stalls just steps from elevator access, a storage locker, pet wash station, community garden and BBQ area, assigned bike storage, and a common rooftop patio and premium gym in the sister building. Steps to the Commons amenity village and future amenities, beaches, parks, schools, and trails. The lifestyle you've been looking for. Properties are at increased risk of damage from extreme weather due to climate change. ClimateCheck provides detailed climate risk data for properties now and up to 30 years into the future. 23 hot days expected in 2050 13 storms expected in 2050 Life Stage Employment Type Average Household Income Average Number of Children



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