FOR SALE





DISCOVER

# Fernwood

Original, authentic, and hip, Fernwood is one of Victoria's most vibrant communities. Visit the neighbourhood for wonderful art and theatre, shopping, and dining.







# $615,000

# 303-1500 Elford St

**Listed by:**
Ole Schmidt & Michelle Matheson

**Neighbourhood:** Fernwood

**Bedrooms:** 2

**Bathrooms:** 2

**Living Area:** 1,147 sq ft (strata plan)

**Year Built:** 1990

**Lot Size:** 1,202 sq. ft

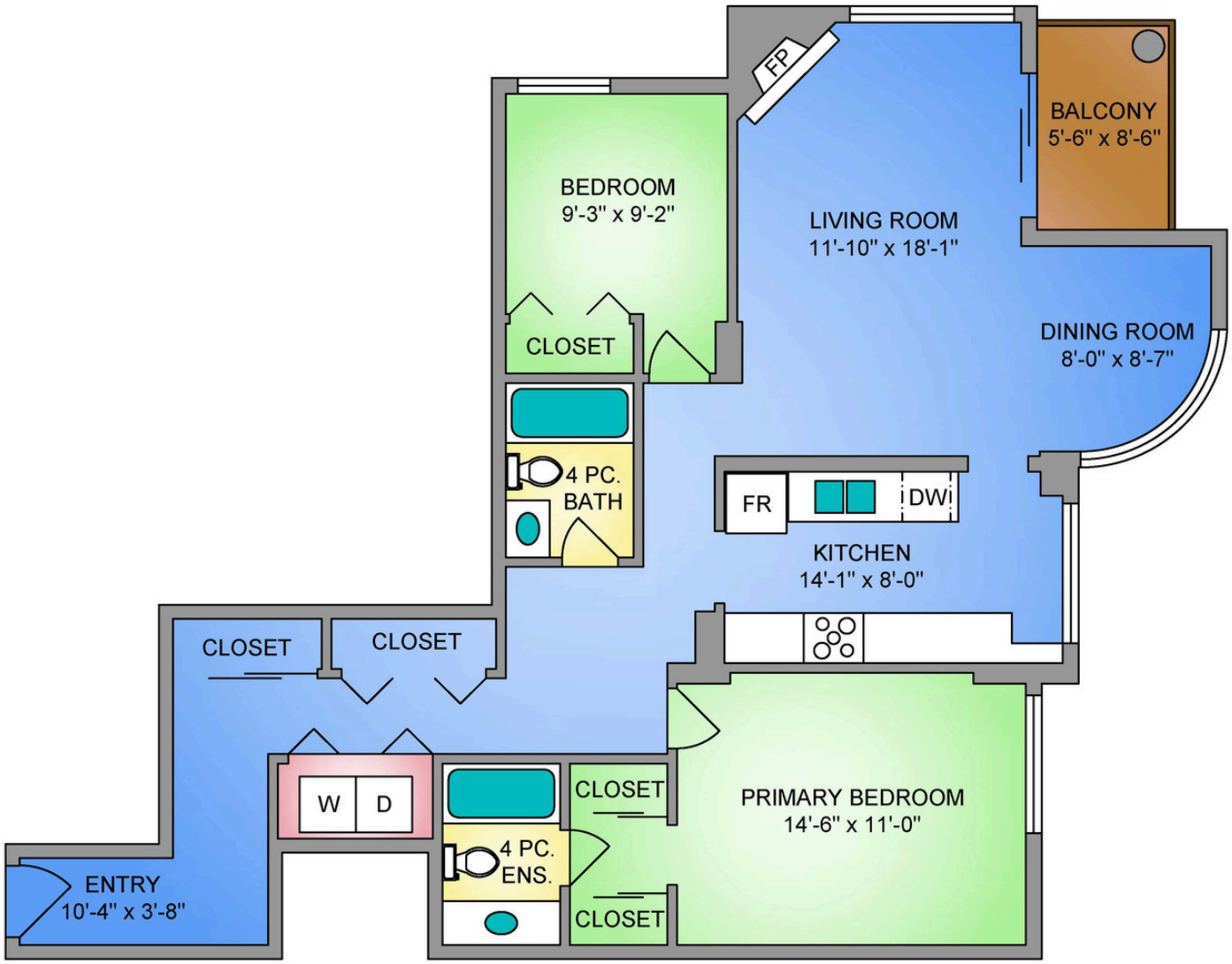
**Taxes:** $1,764 (Tax Year: 2026)

**MLS:** 1050012

Just completed: exterior remediation at Lord Elford, with new rainscreen, windows, decks and exterior doors, roof, so the big-ticket work is done and you can buy with confidence! This 2 bed, 2 bath corner suite in a steel and concrete building offers bright west-facing exposure and an ideal split-bedroom layout. Over 1100 sq ft features a roomy living area with new cozy gas fireplace, bright dining nook and covered patio perfect for your BBQ. The modern kitchen boasts quartz counters, plenty of cabinetry and a wine fridge, plus updated fixtures, switches and interior doors throughout. Generous primary with ensuite & walk-through closet. Wood and tile floors, in-suite laundry with side-by-side washer/dryer, secure u/g parking and storage locker. Surrounded by mature trees on the edge of Fernwood, a short walk to Stadacona Park and tennis courts, and minutes to downtown, the hospital and all amenities!

## FLOOR PLANS

# UNIT 303 - 1500 ELFORD STREET
## 1112 SQ. FT.
8'-0" CEILING HEIGHT




**WEST**

0' 3' 6'
SCALE

| UNIT 303 - 1500 ELFORD STREET<br>MARCH 01, 2024<br>PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD<br>PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY. | | |
|---|---|---|
| FLOOR | AREA (SQ. FT.) | |
| | FINISHED | BALCONY |
| THIRD | 1112 | 47 |

PROPERMEASURE™ PRECISION

www.propermeasure.com







## GET TO KNOW US




Ole Schmidt **MANAGING BROKER, CO-OWNER**

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