219-1680 Poplar St.

- Located in the well-managed Colony Park Manor, which has many great amenities including:
  - Pool, hot tub, and sauna
  - Rec room with Billiards table, Foosball table library, kitchenette, seating area
    - Available to be booked for private events
  - Workshop/ hobby room
- Located right next to Shelbourne Plaza with grocery store, pharmacy, restuarants, and other shops
- Short walk to Uvic & Mt. Tolmie and short drive to downtown





















Rosemarie Colterman PREC*
Guiding you Homeward Bound
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*Personal Real Estate Corporation

Homeward Bound

ROYAL LEPAGE
Coast Capital Realty

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BRIGHT & SPACIOUS

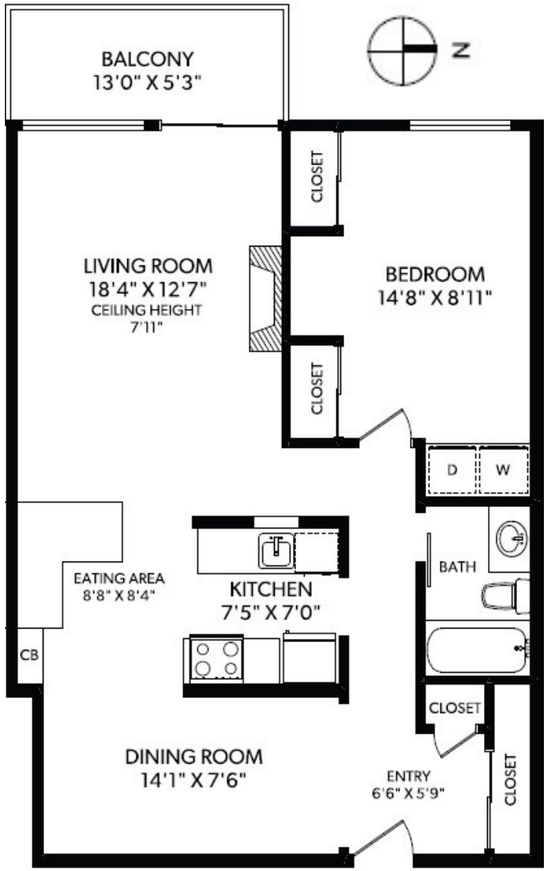
WEST-FACING PREMIUM CONDO

Floor-to-ceiling high-end updates throughout

Enjoy making dinner in the large extended kitchen while the sunset pores through the wide west-facing window. This premium unit with its floor-to-ceiling designer updates & a smart floorplan, feels much larger than a one-bedroom. The kitchen is the largest in the building, with an extended pantry/eating bar. The large living room includes a high-end cherry wood electric fireplace and a door to the newly resurfaced balcony. Large primary bedroom with a secondary room that can be a dining room, den, office, etc. Building includes pool, hot tub, and other neat amenities. Rentals and all ages welcome!

1 | 1+ | 895





Bedrooms: 1 **Total Sq. Feet: 895**
Bathrooms: 1 **Taxes (2022): $1317**







219-1680 Poplar St.

- Bright west-facing unit with beautiful sunset views
- Largest kitchen in the building includes:
  - extended pantry/ eating bar (incl. bar chairs) with extra counter & cupboard space
  - SS appliances & granite countertops
  - Large window into the living room
  - Large microwave style hood fan
  - High-end Chinz & Co. style ceiling fan over pantry/eating bar
- Spacious, bright living room includes:
  - High-quality Brazilian cherry wood electric fireplace with heatilater
  - Cherry wood shelves with built-in lamps
  - Large west-facing window and patio door to the newly resurfaced balcony
- Large bedroom includes:
  - Two spacious custom-made closets with sliding doors
  - Built-in granite top laundry table with in-suite portable washing machine (nicely tucked underneath, but easily accessible)
- Second room has recently been renovated into an open-concept space and is currently being used as a dining room, but could function as a den, office, or whatever else you want it to be
- 4-piece bathroom with many great updates:
  - custom-made medicine cabinet with frosted door
  - high-quality newer toilet
  - High-end mirror, faucet, and light fixture
  - Barn door
- Large entryway with multiple closets
- Pine look laminate floor throughout with tile laminate floor in kitchen & bathroom
- Crown molding
- Nice paint in neutral tones
- Assigned off-street parking space & storage locker
- Heat & water included in strata fee
- Cat or small dog allowed as emotional support pet with doctor note
- No age or rental restrictions!











Guiding you Homeward Bound!

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