



REAL ESTATE

DIMPHY RICHTERS REAL ESTATE

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Helping you reach your real goals!

204A 540 Al Wilson Grove Duncan, BC V9L 5H3



Residential **Active**

Age 31

\$429,000

\$359 \$/Ft² Floor area

List Date 23/02/2024

0 days

\$/Ft² Floor Area

\$359.00

\$/Ft² Lot Size

\$359.00

2024 Total Assessed Value

\$359,900

Original Price

\$429,000

List Price

\$429,000

Area

Duncan

Sub-Area / Community

Du East Duncan

MLS® #: 953940

Last Updated: 23/02/2024

2
Bedrooms

1,195
Ft² Floor Area

1
Parking Total

2
Bathrooms

1,195
Ft² Lot Size

1993
Year Built

Welcome to The Riverstone! This 55+ building is popular for seniors who are looking for a central location and carefree living. This 2 bed, 2 bath unit is perfect for anyone who is looking to downsize. Each bedroom has an ensuite and there is plenty of storage space in the laundry room and generous closets. The kitchen has space for a table and chairs and the cozy formal living/dining room combo is equipped with a natural gas fireplace. Spend your afternoons soaking up the sun on the south-facing balcony or going for a walk along the Cowichan River. This professionally managed building provides secure entry and underground parking, a common room for events with kitchen facilities, a workshop, storage lockers, and allows pets (refer to bylaws). Close to all amenities including restaurants, shopping, walking trails along the Cowichan River, and more. Don't miss your opportunity to secure your spot in this sought-after building.

Features

Heating/Cooling: Baseboard, Electric, Natural Gas
Indoor/Outdoor Features: Controlled Entry, Dining/Living Combo, Eating Area, Elevator, Dishwasher, F/S/W/D, Microwave, Balcony Suite:
Basement Area: None
Crawl/Bsmt. Ht: 0'0
Laundry: In Unit
Floor Finish: Carpet, Linoleum, Mixed, Tile
Renovations:
Fireplaces: 1 (Fuel: Gas, Living Room)
Accessibility: Wheelchair Friendly
Virtual Tour: [link](#)
Additional Links:

Parking

Parking Total: 1
Parking: Guest, Underground
Parking Access: Road: Paved

Community

Bike Score: 49 / Somewhat Bikeable
Transit Score:
Walk Score: 84 / Very Walkable

Property

Style of Home:
Finished Area: 1,195.00 ft²
Unfinished Area: 0.00
Total Area: 1,195.00 ft²
View: Other
Waterview: No
Waterfront:
Ownership: Freehold/Strata
Occupancy:
Zoning: MDR, Medium Density Residential
Site Influences: Transit Nearby

Construction Details

Property Class: Residential
Property Type: Condo Apartment
Construction: Cement Fibre, Frame Wood,
Insulation: Ceiling, Insulation: Walls
Exterior:
Foundation: Poured Concrete
Roof: Fibreglass Shingle, Membrane

Strata

Total Units: 54
Total Buildings: 1
Locker:
Building Storeys: 4
Maint Fee: \$366
Maint Fee Includes:
Bylaws Restrictions: BBQ: No, Smoking: Yes
Restricted Age: 55
Pets Allowed: Aquariums, Birds, Caged Mammals, Cats, Dogs, Number Limit, Size Limit
Rentals Allowed (# or %): Some Rentals, No short-term rentals allowed - See Bylaws
Short Term(<1yr)Rnt/Lse Alwd?:
Amenities:

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Duncan, BC V9L 5H3

Level	Type	Dimension	Level	Type	Dimension
Main	Balcony	11'11"x5'10"	Main	Ensuite	4-Piece
Main	Bedroom	7'11"x17'3"	Main	Entrance	6'8"x12'5"
Main	Bedroom - Primary	10'8"x13'5"	Main	Kitchen	12'4"x10'5"
Main	Dining Room	19'9"x7'9"	Main	Laundry	10'8"x6'10"
Main	Ensuite	4-Piece	Main	Living Room	13'4"x15'9"

