



# AVISTA

QUALITY, CONVENIENCE, VALUE

*making the decision easy for you*







## PROPERTY AND LOCATION

Centrally located on the east coast of Vancouver Island, it's easy to see why Parksville is known as the "Oceanside Community". With the mildest climate in Canada, renowned sandy beaches and snow-capped mountains, it offers a lifestyle that is as peaceful as one can imagine. Here, residents place a high value on their quality of life. Situated in the heart of it all at 257 Moilliet Street, Avista offers twenty six stratified condominiums, complete with open concept two bedroom, two bathroom layouts.

## CONSTRUCTION

- Warm, yet modern exterior that incorporates earth-toned colours and natural materials like stone, Hardie shakes and Hardie Plank siding
- The best in rainscreen technology
- Thirty year fibreglass roof that is ideally designed and sloped for rain and snow runoff
- Generous wall separation and insulation including wall sound attenuation with 5/8" gwb, 1/2" plywood sheathing, 2' x 4' 16" o.c., 3 1/2" acoustical batt Insulation, 1" air space, 2" x 4" stud wall 3 1/2" acoustical insulation construction and 5/8" gwb
- R20 Batt ceiling insulation
- Large double-glazed thermal "Low E" vinyl windows
- Concrete topped floors on each level
- Interior sprinkler systems for fire suppression throughout the building
- Generously sized exposed aggregate patios and oversized balconies with glass railings
- Stamped concrete entrances with rock columns
- An extensive and professionally designed irrigated landscaping plan that has been approved by the City of Parksville

## LAYOUT AND FEATURES

- Multiple floor plans that include 2 bedrooms and 2 bathrooms, varying from 989 sq ft to 1,276 sq ft
- Professionally designed suites with neutral color schemes
- Tasteful maple accented kitchens with granite countertops, under the cabinet lighting and a smart layout that overlooks the living room
- Optional upgrades for both appliance and flooring packages
- Stainless steel kitchen appliances including a fridge, electric range, microwave with hood fan and dishwasher
- Convenient extras including a stacking washer/dryer, fireplace, wiring for cable and high-speed internet, building security and blinds
- Oversized windows for plenty of natural light and enhanced open concept layouts
- Engineered hardwood floors running through the living/great room, dining room, entrance and hallways
- Tiled floors in the bathrooms and the laundry room
- Quality carpeting in the bedrooms
- Efficient electric fireplaces with a stone surround, a wood mantel and set up to accommodate a flat screen television
- Additional storage locker located on first level with exterior access
- Three separate street entrances to the main entry and rear parking areas
- Elevator waiting areas in the common areas of each floor
- Newly painted and carpeted common area and hallways

## STRATA INFORMATION

- Monthly strata fee includes water, sewer, garbage, landscaping and insurance
- No age restriction
- Rentals permitted
- Small pets permitted
- Owner is responsible for electricity, telephone and cable
- Barbecues are permitted

## FAQ

Does the building have water penetration protection?

Yes. The building has the latest RainScreen technology.

What is the exterior finishing?

The exterior is finished with San Juan quarry stone, Hardie Plank and Hardie shake features.

What are some of the features the units come with?

All units are open concept, include hardwood floors, rock surround fireplace, designer kitchens with granite, stainless steel appliances and window coverings.

How many bedrooms and bathrooms do units contain?

All units have 2 bedrooms and 2 bathrooms.

Where is the laundry area in the building?

Laundry is accommodated in each unit.

Is there parking available?

Yes. All units have 1 parking spot that will be assigned upon purchase.

Does the strata allow for rental of the property?

Yes.

Are you permitted to have a pet?

Yes.

Is there cable and high speed internet access?

Yes, in all units.





# AVISTA

[www.avistaliving.ca](http://www.avistaliving.ca)

## GLEN MCPHERSON

PERSONAL REAL ESTATE CORPORATION

Glen McPherson has become known for his unparalleled professionalism and unique marketing methods in the Oceanside region, with years of real estate experience in the Parksville/Qualicum Beach, Nanaimo, and many surrounding communities.

**P 250 248 5600 | M 250 951 6200 | F 888 260 5106 | E [glen@mcphersongroup.ca](mailto:glen@mcphersongroup.ca)**

127 Alberni Hwy, Parksville, BC V9P 2G6

[www.mcphersongroup.ca](http://www.mcphersongroup.ca)



**ROYAL LEPAGE**  
Parksville Qualicum Beach Realty

Each office independently owned and operated.