

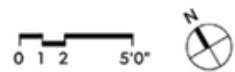


Executive Condo with Ocean & Mountain Views
Condo in James Bay
803-636 Montreal Street
Victoria, BC





Floor	Finished	Unfinished	Total	Other Areas
Main	1723	0	1723	Balconies 238
Total	1723	0	1723	



Measurements and square footage are from RealFoto Media, Inc. and are not warranted as to their accuracy. Anyone relying on them must independently verify their accuracy.





Executive Condo with Ocean and Mountain Views 803 – 636 Montreal Street

This sub-penthouse condominium with Ocean and Mountain views offers over 1700 square feet of luxurious living space. With an expanse of large windows and 3 balconies, the home is flooded in natural light. The floor plan provides fabulous space to entertain as well as areas to retreat and relax.

Outstanding Features

- Views of the Ocean, Downtown Victoria, Olympic Mountains, and the Inner Harbour
- Engineered wide plank hard wood floors
- Recessed lighting
- Large foyer with crown molding and wainscoting detail
- Deep baseboards
- Remote control Hunter Douglas roller blinds
- Electric baseboard heating throughout
- Radiant heat under floor tiles in both bathrooms
- 3 balconies
- Living and Dining Room Features:
 - Expanse of picture windows on 3 sides, with views to north (West Bay, Songhees), east (Old Town) and southeast (Legislature area)
 - Balcony access
 - Valor gas fireplace in living room
 - 8'9" ceiling in living room
 - 8'11" ceiling in formal dining room
- Kitchen boasts:
 - Wood cabinetry with soft closure
 - Both under-cabinet and floor-level lighting
 - Quartz countertops

- Subway tile backsplash
- Fisher & Paykel oven and induction stove with warming drawer
- Fisher & Paykel microwave
- Blanco farmhouse sink
- Bosch dishwasher
- Fisher & Paykel fridge
- Breakfast nook with views of Songhees, Inner Harbour and Old Town
- Spacious primary bedroom features:
 - Southeast-facing views of Olympic Mountains
 - Balcony with sliding glass doors
 - Large walk-through wardrobe closet with built-in cabinetry
- Spectacular primary ensuite with:
 - Radiant heat
 - Dual vanity sinks
 - Soaker tub
 - Glass enclosed walk-in shower with rain showerhead and bench
- Guest bedroom offers southeast-facing views
- Second bathroom:
 - Radiant heat
 - Glass enclosed walk-in shower with rain showerhead
- Large den with balcony and southeast-facing views
- Walk-in laundry room with plenty of storage cabinetry:
 - Bosch washer and dryer
 - Hot water heater new in 2019
- Steel and concrete building
- 2 Secure underground parking spaces
- Car wash area
- Small workshop
- Bicycle storage
- Well managed and pro-active Strata
- 2-minute walk to Fisherman's Wharf, cafés, restaurants, or take the David Foster Walkway to Downtown
- 10-minute walk to groceries and the Farmer's Market in James Bay Village
- Walk to Downtown Victoria, the Inner Harbour, Beacon Hill Park, Royal BC Museum and Dallas Road waterfront



803 - 636 Montreal Street

Spectacular views of the Inner Harbour, the Olympic Mountains and Downtown. This contemporary water view condo offers over 1700 square feet of living and entertaining space. Modern fixtures and details include crown molding detail, a large kitchen with Fisher & Paykel and Bosch appliances and a spa like primary ensuite.

Natural light bathes this beautiful home with an expanse of windows on 3 sides. The spacious floor plan provides fabulous entertaining spaces as well as areas to retreat and relax on one of the three balconies.

The ideal location is an easy stroll to shops, parks, the waterfront, groceries, restaurants and Downtown Victoria.

The Details

Type: Condo

Views: Ocean, Mountain, Downtown, Inner Harbour

Year Built: 1990

Configuration: 1 level

Bedrooms: 2 + den

Bathrooms: 2

Fireplace: Gas

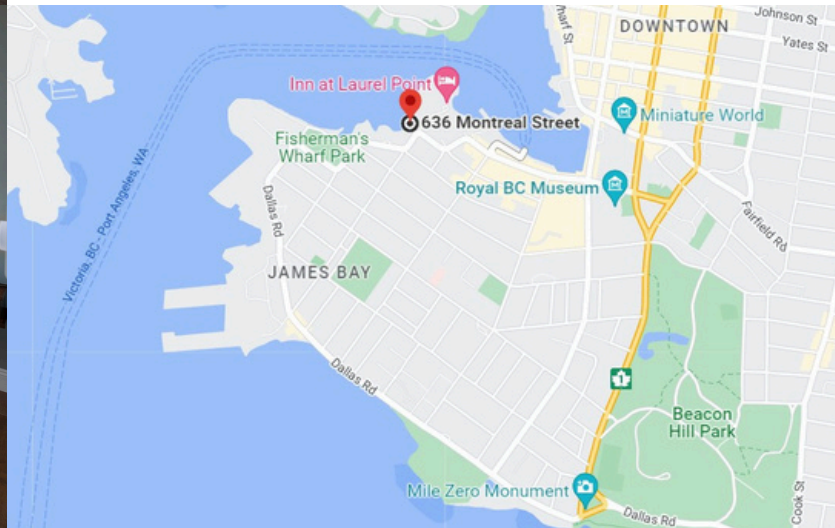
Heat: Gas, electric, radiant floor

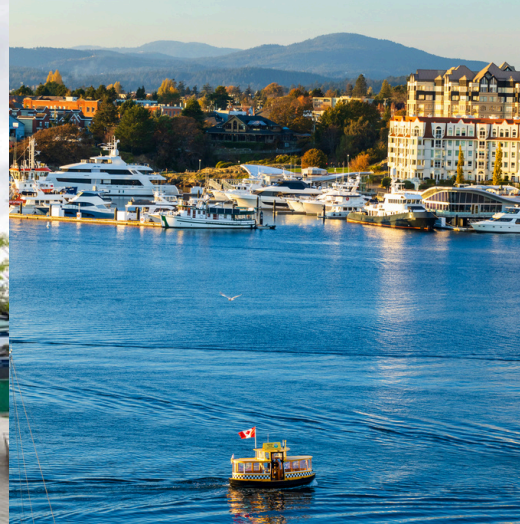
Finished area: 1723 square feet

Balcony area: 238 square feet

Parking: 2 secured underground parking stalls

Storage: Locker





Audra Poole & Hal Decker LLB

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