



Bold Grandeur with Ocean & Mountain Views
Condo in Songhees
511-10 Paul Kane Place
Victoria, BC

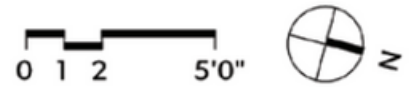


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Floor	Finished	Unfinished	Total	Other Areas	
Main	1622	0	1622	Balcony	8
Total	1622	0	1622		



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.



**Elegant Oceanfront Condo
511 – 10 Paul Kane Place**

This waterfront penthouse condominium was fully renovated in 2022 and offers over 1620 square feet¹ of luxurious living space and spectacular ocean views. With extensive custom millwork and bold urban design, the floor plan provides fabulous entertaining spaces as well as areas to retreat and relax.

Outstanding Features

- Views of the Ocean, Mountains and Inner Harbour views
- Great Room highlights:
 - Dramatic, cross-shaped **Shou Sugi Ban Sooke** timber beam mantle
 - High contrast box beam ceiling
 - Recessed lighting
 - 10'11" ceilings (RealFoto measurement)
 - Brazilian slate tiled fireplace wall
 - Valor gas fireplace model 738BXN
 - Exposed concrete wall detail
- Custom picture rail hanging system for art in all spaces
- Hard wired Dimmable wall mounted brass picture lighting
- 8' custom solid core doors with unique glass globe hardware
- Engineered oak hardwood flooring by Edgar & Miner
- Crown moulding on walls and windows
- 7 ½" double floor baseboards
- Wall mounted metal oscillating fans with remote speed and oscillation control
- Speaker system

- Aube thermostats
- Kitchen boasts:
 - Custom cabinetry with soft closure and
 - Double drawer organizers
 - Deep countertops in leathered black granite with double waterfall feature
 - Counter to ceiling 12 x 24 Portuguese porcelain tiled wall with floor to ceiling accent wall
 - Box-beam ceiling with recessed lighting
 - Solid wood floating shelves
 - 36" Wolf built-in 6 burner induction stovetop with bridge feature
 - Wolfe wall oven
 - Jennair warming drawer
 - Venmar Connoisseur stove ventilation with custom fabricated steel hood fan
 - Bosch smart fridge and freezer with Vitafresh drawers and separate temperature controls
 - Blanco stone composite double vessel sink
 - Kraus sink fixture
 - Miele dishwasher
 - Pantry/Martini Bar with:
 - Antique European reclaimed original steel door on rails
 - custom cabinetry
 - open shelves
 - Danby Silhouette wine fridge
 - Cantilever counter for bar stool seating
 - Lounge/dining area with southwest facing views of Inner Harbour

- Spacious primary bedroom features:
 - Southwest facing views
 - Large walk-in 10' high closet with custom cabinetry and triple rods
- Spectacular primary ensuite with:
 - 10' ceiling
 - Over 1600 hand-finished mitred wall tiles
 - Portuguese porcelain mosaic matt tile floor
 - Volcanic limestone clawfoot bathtub by Victoria + Albert
 - Floor to ceiling glass enclosed shower:
 - Linear drain
 - Riobel fixtures
 - teak folding shower bench
 - Large niche toiletry shelf
 - Radiant heat on floors and in shower
 - Vitra console 39" sink with polished nickel legs and Riobel faucet DXV commode
 - Wall of floor to ceiling custom cabinetry
- Foyer large double door closet and double hanging rod plus and heated radiant floor in foyer and entry-closet
- Secondary bedroom offers:
 - Large storage space with barn door access
 - Personal safe
 - Wardrobe closet with solid wood 8' double doors and double rods
 - Cheater ensuite with:
 - Portuguese porcelain mosaic matt tile floor
 - Radiant heat in floor and shower
 - Exposed concrete detail
 - Hand mitred tiles on walls
 - Riobel fixtures
 - Floor to ceiling custom cabinetry
 - Glass enclosed walk-in shower
 - Vitra console 31" sink with polished nickel legs and Riobel faucet
- Laundry room with solid wood pocket door with burnished brass hardware by Emtek, custom cabinetry and Electrolux washer and dryer

- Marathon hot water tank (2022)
- New electric panel (2022)
- Ouellet slimline baseboard heating with digital thermostats (2022)
- Steel and concrete building
- Secure underground parking
- Secure Bicycle storage room
- On the Songhees Walkway and near Victoria International Marina, Boom & Batten Restaurant, and the Harbour Ferry
- Walk to Downtown Victoria, and the Inner Harbour

Hardware from Victoria Speciality Hardware

*Featured article in [Modern Home Magazine](https://victoria.modernhomemag.ca/bold-creativity-in-harbourside-condo/)
<https://victoria.modernhomemag.ca/bold-creativity-in-harbourside-condo/>

Renovations by: [Güte Renovations Ltd](https://www.guterenovations.com/)
<https://www.guterenovations.com/>

¹ Per RealFoto professional floor measurement



511 - 10 Paul Kane Place

Bold and elegant with stunning water views. This exquisite penthouse underwent a top-to-bottom renovation in 2022. Beautiful wide plank oak floors, custom wall art system, Brazilian slate wall and Shou Sugi Ban Sooke timber mantle create a striking statement.

The kitchen features custom cabinetry, Wolf appliances, custom steel hood fan, and leathered granite countertops with a double waterfall. The primary bath will transport you with its Portuguese mosaic tile heated floor, hand-finished mitred wall tiles and volcanic limestone clawfoot tub.

Ideally located in Vic West and within an easy waterfront stroll to Downtown.

The Details

Type: Condo

Views: Ocean, Mountain, Inner Harbour

Year Built: 1990

Configuration: 1 level

Bedrooms: 2

Bathrooms: 2

Fireplace: Gas

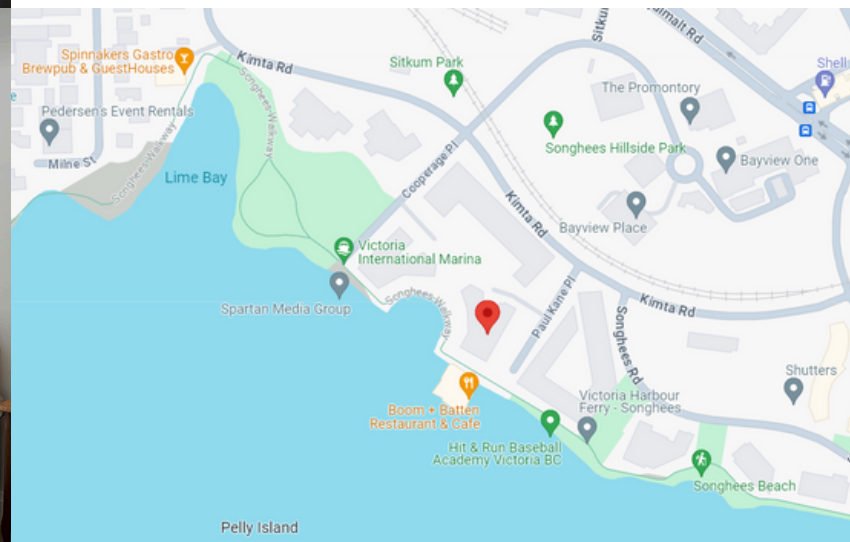
Heat: Gas, electric, radiant in-floor

Finished area: 1622 square feet

Parking: Secured underground parking

Storage: Locker

Building Construction: Steel and concrete





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