

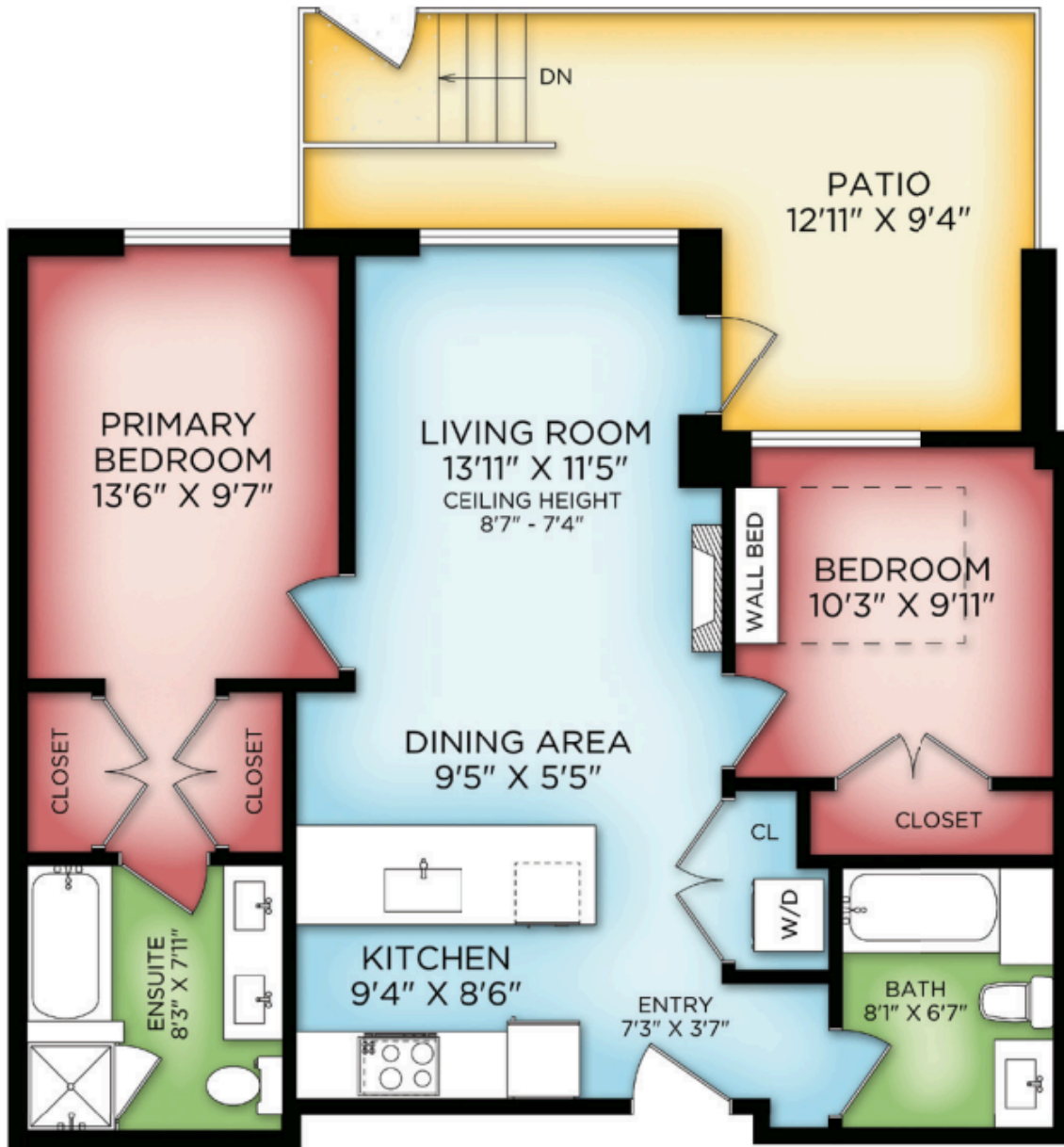


Townhome living just steps to
Victoria's Inner Harbour
109-530 Michigan Street
Victoria, BC

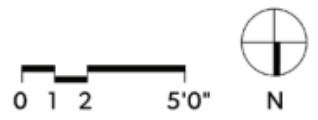


VICTORIA PROS
REAL ESTATE TEAM

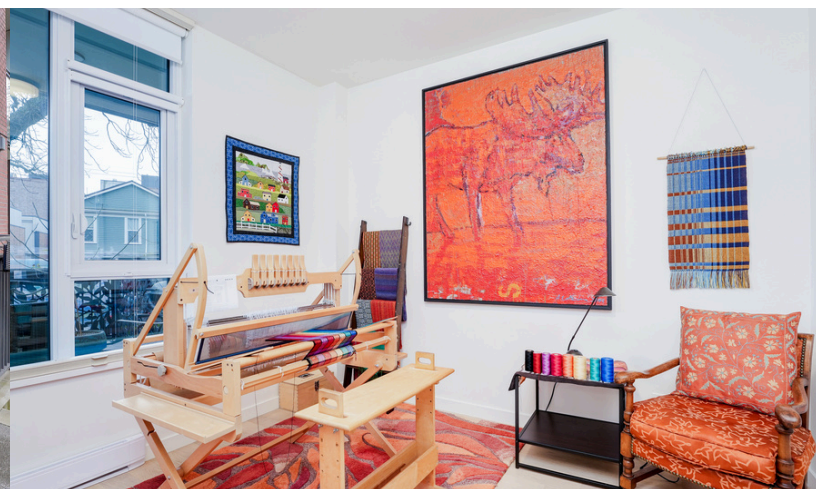




Floor	Finished	Unfinished	Total	Other Areas	
Main	865	0	865	Patio	221
Total	865	0	865		



Measurements and square footage are from Proper Measure Precision and are not warranted as to their accuracy. Anyone relying on them must independently verify their accuracy.





109-530 Michigan Street

Don't miss this beautifully appointed townhome in the exclusive Capital Park Residences. This steel and concrete complex, built by renowned Concert and Jawl Properties, overlooks a picturesque tree-lined street and is just a short stroll from Victoria's famed Inner Harbour, the oceanfront, and less than one block from grocery and coffee shops.

This light-filled home features a contemporary kitchen with flat-panel cabinetry, quartz countertops, a waterfall island, and Bosch appliances with matching cabinet panel fronts. The 5-piece ensuite and the 4-piece guest bath boast a timeless design with heated in-floor porcelain tile floors and quartz countertops. The south-facing private patio provides a fantastic spot for enjoying morning coffee or entertaining guests.

The Details

Type: Townhome/Condo

Year Built: 2021

Configuration: 1 level

Bedrooms: 2

Bathrooms: 2

Heat: Electric, radiant in-floor

Finished area: 865 square feet

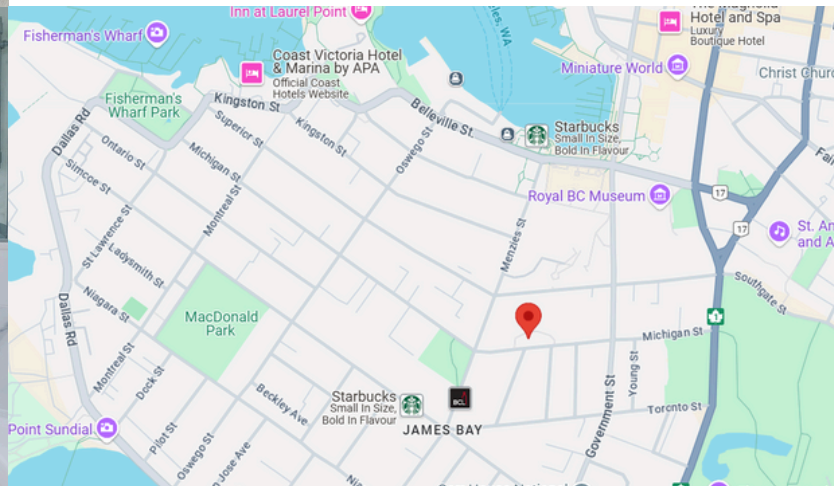
Patio: 221 square feet

Parking: Underground with option for EV charger

Amenities: Fitness room, lounge, assigned bike storage, car wash station and on site caretaker

Storage: Secured external locker

Pets: Allowed





**VICTORIA PROS
REAL ESTATE TEAM**



Steps to the Ocean in James Bay 109-530 Michigan Street

Located in the heart of James Bay, this beautifully appointed townhome in the exclusive Capital Park Residences is a short stroll to Victoria's famed Inner Harbour, and less than a block to James Bay Village. The timeless contemporary design provides all the comforts of a modern home.

Outstanding Features

- This light filled home with efficient floor plan features:
 - wide plank engineered oak flooring
 - recessed lighting
 - Hunter Douglas blinds
- 2 spacious bedrooms:
 - the primary bedroom boasts
 - 2 large double fitted closets
 - window desk
 - custom shelving unit
 - the guest bedroom is fitted with a queen Murphy Bed
- 2 full bathrooms with:
 - heated floors
 - Hytec soaker tub
 - large scale marble-like porcelain tiles
 - quartz countertops
 - Toto toilet
 - Grohe polished stainless fixtures
 - in-floor heat
 - Primary bath also features a frameless glass walk-in shower
- Contemporary kitchen with:
 - flat-panel cabinetry with soft closures
 - Bosch built-in touch control cooktop & convection wall oven
 - cabinet-matching appliance panels
 - quartz slab countertops & backsplash
 - waterfall quartz island with cantilever for counter seating
 - Grohe stainless sink faucet
 - ample cabinet storage and full height pantry

- In-suite laundry with Blomberg appliances
- Private gated terrace overlooking tree-lined street
- Building developed by renowned Jawl Properties Ltd. & Concert Properties:
 - sustainably minded construction
 - concrete and steel building
 - extensive landscaping:
 - lush plantings
 - water features
 - courtyards & green space
 - Common areas include:
 - fitness room
 - lounge that opens to a landscaped terrace
- Well managed strata includes:
 - secured parking with the option for EV-charging
 - bicycle storage
 - assigned storage locker
 - car wash station
 - full-time caretaker
 - pets allowed
- Walkable lifestyle in historic James Bay with strolling distance to:
 - Fisherman's Wharf
 - Victoria's Inner Harbour
 - Downtown
 - James Bay Village
 - Dallas Road Ocean-side walk
 - public library
 - rec centre
 - BC Legislature
 - Beacon Hill Park



Audra Poole
Licensed Realtor

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