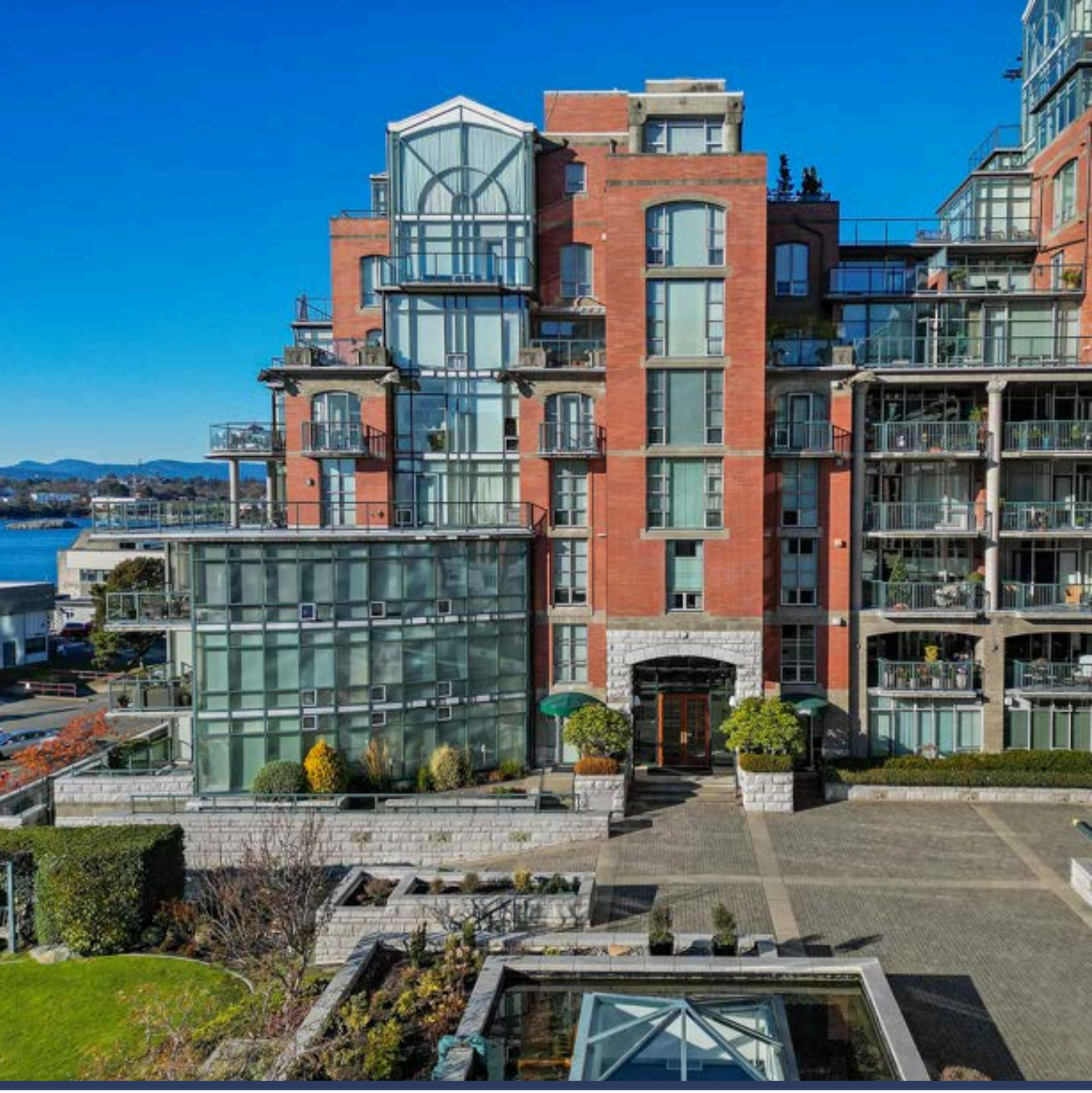


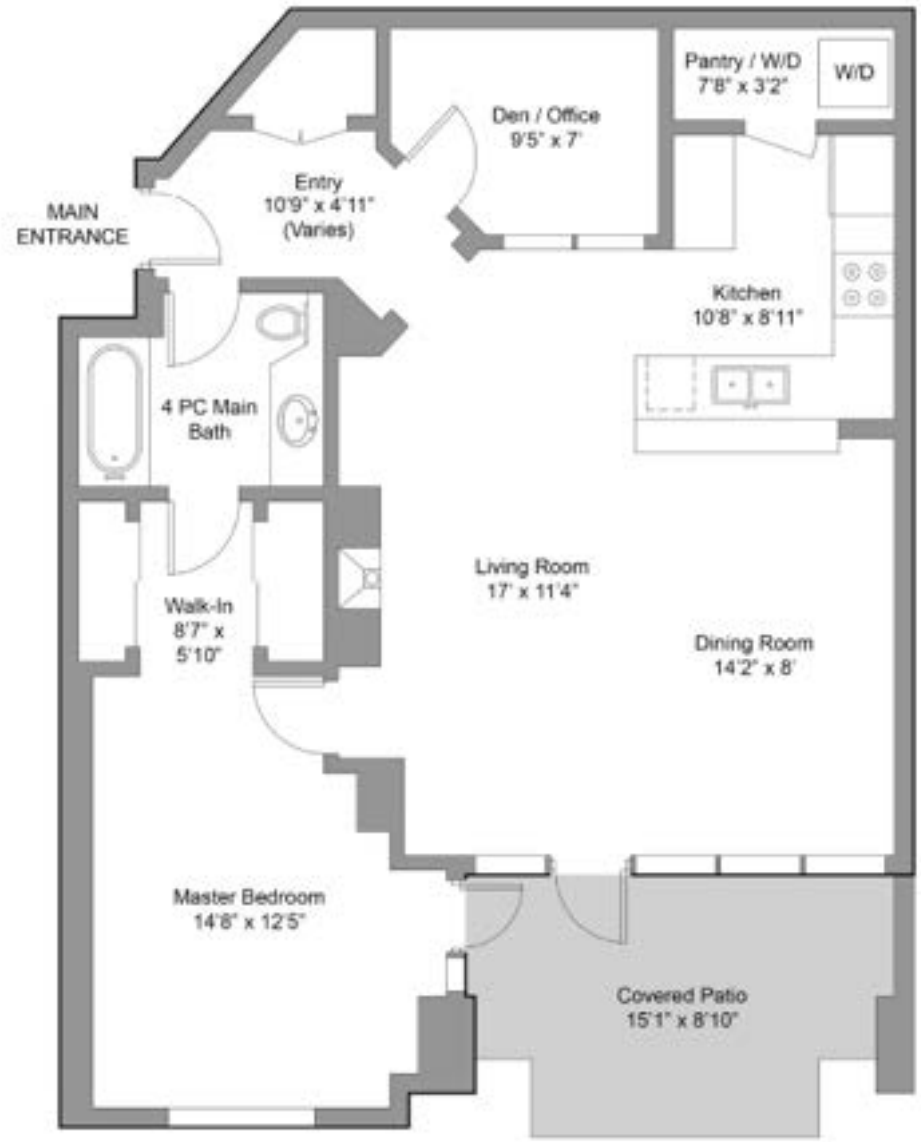
Resort-Style Living at the Edge of the Inner Harbour

415 - 21 Dallas Road

Victoria, BC

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REAL ESTATE TEAM
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*Square footage as laser measured

415-21 Dallas Rd.

This floorplan was created for the exclusive use of Victoria Pros Real Estate Team with The Agency

Area and dimensions listed in this floorplan are approximate, buyer to verify on site

FLOOR	AREA (Sq. Ft.)			
	Finished	Unfinished	Garage	Patios / Decks
Main	947	0		117
Total	947	0		117

Measurements & square footage are from All-In-One Real Estate Photography Solutions & are not warranted as to their accuracy. Anyone relying on them must independently verify their accuracy.













415-21 Dallas Road

This light-filled condo offers an inviting way to make Shoal Point home & enjoy life in one of Victoria's most sought-after waterfront communities.

The open living & dining area features a fireplace & opens onto a spacious balcony with room for morning coffee. The generous primary bedroom also opens onto the balcony & features two walk-through closets & cheater ensuite. The den works well as a home office or hobby room & can double as a guest space with a Murphy bed. Residents enjoy all the amenities of a resort. Host family & friends in the guest suites & store all equipment needed for an active lifestyle.

Dallas Road, Fisherman's Wharf & neighbourhood restaurants & shops are a short walk away.

The Details

Type: Condo
Configuration: 1 level
Year Built: 2000
Bedrooms: 1 + den
Bathrooms: 1
Finished area: 947 sq ft *As laser measured
Covered balcony: 117 sq ft
Fireplace: Gas
Laundry: In-suite
Parking: Secure underground parking stall
Amenities: Concierge, pool, hot tub, gym, club room, workshop, car wash, putting green & guest suites
Storage: Storage locker, bike & kayak storage,



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416-21 Dallas Road, Victoria

1 Bedroom + Den • 1 Bathroom • 1 Parking Stall

Outstanding Features

- **Living Spaces**
  - Open living and dining area with a gas fireplace and bamboo hardwood flooring
  - Floor-to-ceiling windows with privacy shutters
  - Spacious balcony overlooking the courtyard and its water features
  - Balcony access from both the living area and primary bedroom
  - Primary bedroom with a walk-through closet and cheater ensuite
  - Den suited to a home office or hobby room, plus in-suite laundry
- **Kitchen**
  - Breakfast bar, ample counter space and a pantry
  - Stainless steel appliances, including a gas range and convection oven
- **Building Features and Amenities**
  - Concierge, 25-metre lap pool, hot tub, sauna, steam room and fitness centre
  - Putting green, club room with a full kitchen and guest suites
  - Bike and kayak storage, a car wash and a workshop
  - Assigned underground parking stall 67 and assigned storage locker 70
  - Steel and concrete construction with brick and stone detailing
  - Award-winning development showcased by Natural Resources Canada
- **Neighbourhood Highlights**
  - James Bay waterfront location near the entrance to Victoria's Inner Harbour
  - Walk to Dallas Road, Fisherman's Wharf and neighbourhood restaurants and shops









Audra Poole
Licensed Realtor

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Audra Poole **250.590.8157** | Robert Peterson **250.896.3463**
Experts@VictoriaRealEstatePros.com



Robert Peterson
J.D., B.C.L.