

318-365 Waterfront Cres. **\$549,900.**

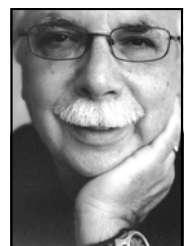


New Development in very desirable Victoria location. Built by Concert, 365 Waterfront is a stunning new concrete built condo overlooking the Gorge Waterway in the heart of the Selkirk Waterfront community. This bright 2 bedroom plus den home features window walls, wide-plank flooring, electric fireplace, pantry and entertainment size balcony. The dramatic kitchen offers S/S appliances, gas cook top, granite counters and oak cabinetry and custom mill work .

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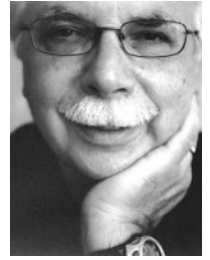

**pat
MEADOWS**
REAL ESTATE PROFESSIONAL





This Listing Information has been provided to you by:

Pat Meadows*



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ROYAL LEPAGE COAST CAPITAL - OAK BAY
 1933 Oak Bay Ave, Victoria, BC, V8R 1C8

1933 Status Type Zoning Style Construct	281112 Active Apartment Unit Residential	Address District Area Complex	365 WATERFRONT CRES Victoria Vi Rock Bay	Unit PC	318 V8T 0A6	Bedrooms Bathrooms	2 2	Current Price Original Price	\$549,900 \$549,900
Exterior	See Remarks	Seller Ph	see supplements Tenant Ph	SqFt Fin SqFt Unfin	1,213	Title	Freehold, Strata	Sale Price Uncon Date Date Sold DOM	0
Roof	Other	Elementary School Middle School High School	61 Tillicum 61 Colquitz 61 Spectrum Comm.	Assessment Legal Desc. Lot MHR #	\$496,000 Sections 4 and 5 and 53 #	PID No.	027-965-074	Taxes \$ 1 For Year	2009
Foundtn Drive A. Accom	Concrete Poured	Fin Opt Fin Note		Fireplaces Basement Parking	Electric None Underground - Secure	No. Hght Spes	1		
Heat/Air	Baseboard	Water Waste	City/Munic. Sewer/Municipal						
Fuel	Electric, Gas								

Room Sizes rounded to nearest ft. [Main Level 1]					Lot Info	Width SqFt Shape	1	Depth Acres Rear Faces	0.00	Strata Information	Lot Size	Lvls/Unit	1
Floors	Level 1	Level 2	Level 3	Other	Features					In Complex: Units	1	Bldgs	1
Total SqFt	1,213									In Building: Units	84	Floors	6
Entrance					Assess Incl	Bldg Insurance, Caretaker, Garbage p/u, Gas, Hot Water, Management, Yard Maint							
Living	13x12				Shared Amen	Elevator							
Dining	11x9				Appliances								
Kitchen	9x9				Interior Features	Laundry In-Unit, Storage Separate							
Mast Bdrm	16x10				Exterior Features	Balcony/Deck, Landscaped							
Bathroom	4pc				Special Info	No Rental Restr, No Age Restr, Pets Unrestricted							
Ensuite	5pc												
Bedroom	11x10												
Office	10x9												
Balcony	10x9												

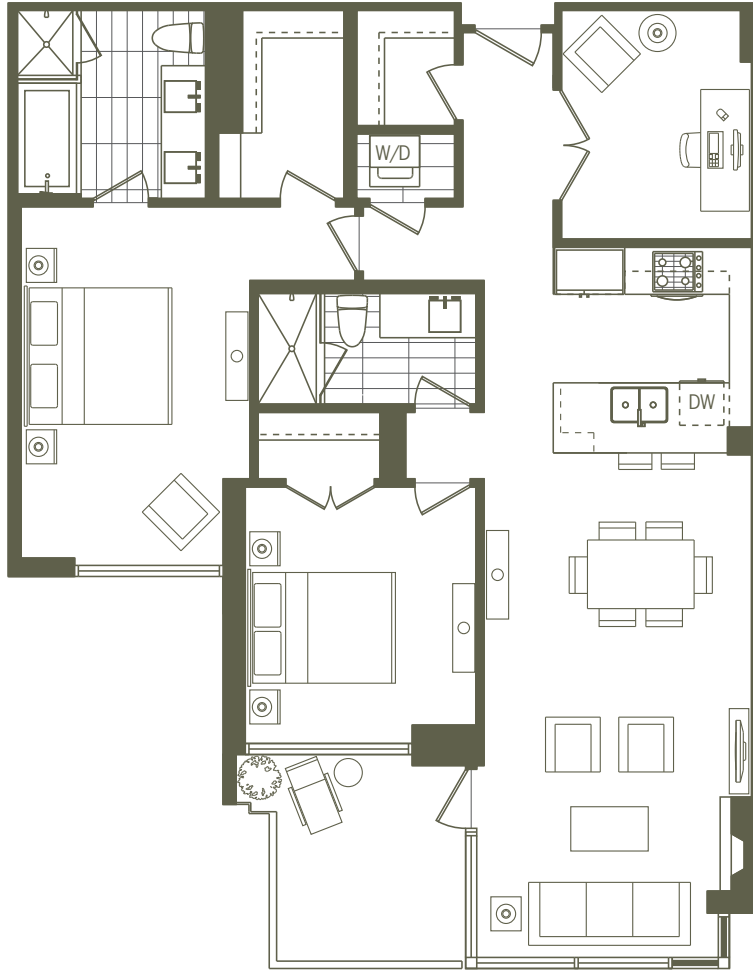
NO GST - NO HST - 365 Waterfront - Best value in this New Development that is located in a very desirable Victoria location. Built by Concert, 365 Waterfront is a stunning new concrete built condo overlooking the Gorge Waterway in the heart of the Selkirk Waterfront community. This bright 2 bedroom plus den home features window walls, wide-plank flooring, electric fireplace, pantry and entertainment size balcony. The dramatic kitchen offers SS appliances, gas cooktop, granite counters and oak cabinetry & custom mill work.

Listing Office	0153 ROYAL LEPAGE COAST	592-4422	Coop Agt Comm	3%100K+1.5%B	Entered	2010/07/05	Listed	2010/07/05
Co-List Office			Possession	Upon Completion	Changed		Expires	
Listing Agent	02887 MEADOWS*, PAT							
Co-List Agent	Agent Information Call LS 1st, Floor Plans Available, See Remarks, Solicitation OK, LS							
Board Information	Disclosure Signed, Photo - LS Uploaded, Do not allow Hist Photo							
Showing Instructions	CALL L/S FIRST -- KEYS ART AT THE FRONT DESK OF THE RLP PANDORA OFFICE MON- FRI 9-5PM. PLEASE RETURN KEYS IMMEDIATELY AFTER SHOWING. WEEKEND SHOWINGS CONTACT 592-4422 FOR KEYS. 48 HOURS FOR OFFERS.							
Directions								
Phone For Appt.	(250) 592-4422	Lock Box Location	please see comments					



PLAN C3

Two Bedroom + Den | 1212 - 1213 sq. ft. | Second to Fifth Floor



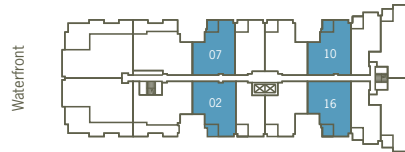
Waterfront/Galloping Goose Trail

Waterfront/Galloping Goose Trail

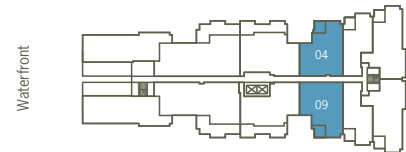
Waterfront/Galloping Goose Trail



Waterfront Crescent
Second and Third Floor



Waterfront Crescent
Fourth Floor



Waterfront Crescent
Fifth Floor

CASUAL WEST COAST SOPHISTICATION

- Contemporary, terraced six-storey architecture by Nigel Baldwin Architects Ltd.
- State-of-the-art building technologies including engineered concrete construction
- Interior designs by award-winning BBA Design Consultants Inc.
- Beautifully landscaped grounds that complement the urban seaside setting
- Welcoming lobby with fireside lounge that opens onto a landscaped patio

MARINE INSPIRED INTERIORS

- 7-foot, solid, single panel oak shaker entry door with an integral mortise lock set
- Wide-open great room spaces with over-height ceilings and expansive windows
- Entertainment sized patios, terraces or balconies
- Wide plank engineered oak flooring through entries, principal living rooms, kitchens and dens
- Wool blend carpeting in bedrooms
- Recessed pot lighting in entries, kitchens, bathrooms, dens and walk-in closets
- Stylish, electric fireplace with porcelain tile surround and raised hearth
- Individual room controlled electric baseboard heating
- Contemporary roller blinds on all exterior windows
- 7-foot, single panel shaker interior doors and swing closet doors
- 7-foot, single panel shaker clear glass French den doors
- Architectural finishes include flat, smooth-finished ceilings

- 5-inch, flat profile baseboards throughout
- Ceiling mounted fixtures in master bedrooms and dens
- Feature mono point lighting over fireplaces
- Front-loading, energy-efficient Frigidaire stacking washer and dryer

KITCHEN

- Custom, peninsula or centre island style kitchens
- Full-height, horizontal grain oak cabinetry with brushed nickel hardware
- Custom crafted under-cabinet, peninsula and island open shelving
- Accent stainless steel drawers
- Contemporary under-cabinet, recessed puck lighting
- Double, undermount stainless steel sinks
- Thick, polished granite slab countertops
- Stainless steel backsplash
- Stainless steel finish gooseneck Delta faucet with high spout and pull-out spray
- Electrolux Designer Series stainless steel appliances including:
 - Built-in, counter-depth side-by-side refrigerator with in-door water and ice dispenser
 - Built-in 30-inch oven
 - Gas cooktop with continuous locking grates and 4 large professional controls
 - Fully integrated all stainless steel ultra quiet dishwasher with adjustable upper rack
 - Slim profile slide-out hood fan
- Panasonic stainless steel 20-inch microwave

ENSUITE

- Custom, floating wall-mounted oak cabinetry with under cabinet lighting and brushed nickel pulls
- Accent frosted glass inset drawers
- Thick profile polished quartz countertop
- Twin undermount square-profile china sinks with polished chrome faucets
- One-piece, environmentally conscious dual-flush Toto toilet
- Custom wood and glass mirror wall cabinetry with integrated open shelving, set on a wall of porcelain tile
- 5-foot, modern square-profile tub with porcelain tile surround
- Walk-in shower with frameless glass door and porcelain tile surround
- Hand-set 8 x 24-inch porcelain floor tile
- Satin-nickel towel bar, towel ring, robe hook and paper holder

MAIN BATHROOM

- Custom, floating wall-mounted oak cabinetry with accented frosted glass inset drawers and brushed nickel pulls
- Single, undermount square-profile china sink with sleek, single lever polished chrome faucet
- Custom mirror with stainless steel frame set on a wall of porcelain tile
- Double size walk-in shower with frameless glass door and porcelain tile surround
- One-piece, environmentally conscious dual-flush Toto toilet
- Hand-set 8 x 24-inch porcelain floor tile

POWDER ROOM

- Square-profile resin sink with integral vanity accented with frosted glass inset drawer
- Custom mirror with stainless steel frame
- Sleek, single lever polished chrome faucets
- One-piece, environmentally conscious dual-flush Toto toilet
- Hand-set 8 x 24-inch porcelain floor tile

EXCELLENCE IN CONSTRUCTION AND SECURITY

- Full-time resident caretaker
- Encrypted security key fob building access system
- Restricted floor access high-speed computerized elevators
- In-suite, TV monitored entry system
- Gated, secured underground parking
- State-of-the-art fire protection with centrally monitored in-suite sprinklers and smoke detectors
- Double glazed, thermally separated windows
- Central, natural gas-fired domestic hot water system
- Secured, individual storage lockers on the parking level
- Secured common storage area for up to 8 kayaks
- Wired for advanced telecommunication requirements, instant accessibility and adaptability.

THE CONCERT "COMMITMENT TO YOU" WARRANTY

- 10-year structural coverage
- 6-year water penetration coverage
- 2 full years in-home coverage on workmanship and materials
- Backed and matched by Travelers Guarantee, BC's leading government approved new home warranty provider.



○ Mayfair Shopping Centre

○ Topaz Park

GORGE RD E

JUTLAND RD

● 365 WATERFRONT

UPPER HARBOUR

SELKIRK

○ Banfield Park

GALLOPING GOOSE TRAIL

BAY ST

HARBOUR FERRY

DOUGLAS ST

GOVERNMENT ST

BLANSHARD ST

QUADRA ST

VANCOUVER ST

ESQUIMALT

Westside Village ○

ESQUIMALT RD

Chinatown

○ McPherson Playhouse

○ City Hall

JOHNSON ST

○ Odeon Cinemas

○ Empire Theatres

○ Chapters

DOWNTOWN

○ The Bay Centre

FORT ST

Library ○

○ Royal Theatre

BURDETT ST

○ Empress Hotel

Royal BC Museum ○

IMAX Theatre

Parliament Buildings ○

SUPERIOR ST

HUMBOLDT ST

FAIRFIELD RD

VICTORIA OUTER HARBOUR

INNER HARBOUR



JAMES BAY



● 365 WATERFRONT

UPPER HARBOUR

Cecelia Cove Park

Selkirk Green Park

Caravana Cafe

Railspur Trestle Boardwalk

Selkirk Montessori School

Circle Cafe



Public Wharfs

Atmosphaire Studio

Halkett Island

Gorge Fitness Centre

Sol Food Deli & Cafe

Gorge Rowing & Paddling Centre

Sol Food Market

Solanda Day Spa

Garibaldi Landing & Park

Victoria Harbour Ferry

Steamcrane Quay Boardwalk

Stone Beach

Glo Europub & Grill

Wildlife Habitat Creation Area

GALLOPING GOOSE TRAIL

WATERFRONT CRES

JACKLADDER LN

OUTLAND RD

GORGE RD EAST

DUNEDIN RD

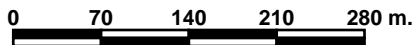
GARBALLY RD

318-365 Waterfront Cres - Pre-Development



Legend

- Municipal Boundaries
- Electoral Area Boundaries
- Highways
- Major Roads
- Roads
- Parks & Protected Areas**
 - Federal Park
 - Provincial Park
 - Provincial Ecoreserve
 - Regional Park
 - Future Regional Park
 - Municipal and Community Parks
 - Protected Area
- Lot Boundaries
- Major Lakes**
- Lakes and Rivers
- CRD Boundary



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Scale: 1:6,026
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