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**217 - 1061 Fort St
 Vi Downtown ~ V8V 5A1**

Interior Details

Layout: Condo
Bedrms: 0 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 6
Bth 3Pce: 0 **Fin SqFt:** 477
Bth 4Pce: 1 **Unfin SqFt:** 56
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room
App Incl: Dishwasher, F/S/W/D, Range Hood
Intr Ftrs Breakfast Nook, Dining/Living Combo, Eating Area, Soaker Tub, Storage, Vaulted Ceiling(s)

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Dining Room	Main	7x6
Entrance	Main	9x6
Kitchen	Main	10x6
Living Room	Main	13x12
Balcony (Unfin)	Main	12x6

Listing Summary

MLS@: 920817 **List Price:** \$344,900
Status: Active **Orig Price:** \$344,900
Sub Type: Condo **Sold Price:**
DOM: 1 **Pend Date:**
Taxes: \$1,619 **Strata Fee:** \$315
2023 Asmt: \$374,800 **Title:** Frhld/Str

Remarks

Urban studio style loft unit at The Mosaic ready for immediate possession! Trendy modern design with exposed concrete, 10 foot+ ceilings and a well laid out 533sqft floorplan. Large windows allow tons of natural light and also lead out to your private west facing balcony. Living room has a cozy gas fireplace and gas and hot water are included in your affordable strata fee (\$315/m). Fully equipped kitchen and ensuite laundry. Elevated loft bed saves space and leaves room for home office or storage below. The Mosaic is steel and concrete construction with live/work zoning and very conveniently located immediate walking distance to all amenities including restaurants, gyms, yoga, theatres, pubs, groceries and more. Cook St Village, Inner Harbour and Dallas Rd also a short stroll away. Buses and bike paths are right out your front door. Rentals allowed for investment upside and flexibility. All Ages and two pets of any size allowed. This is truly downtown Victoria living at its finest.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	477	0	0	0
Beds	0	0	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1999 **Lgl NC Use:**
Oth Equ:
Const Mt: Glass, Insulation: Ceiling, Insulation: Walls, Steel and Concrete
Ext Feat: Balcony/Deck

Frnt Faces: W **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: None
Heat: Natural Gas
Roof: Asphalt Rolled
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Prk Type: On Street **View:** City
Water: Municipal **Services:** Cable Connected, Compost, Electricity Connected, G.
Lot Feat: Central Location, Easy Access, Recreation Nearby, Serviced, Shopping Nearby
Complex: Mosaic **Prk Tota:** 0 **Rent Alld?:** Unrestricted: Rentals Allowed
SqFt Balc: 56 **StrLots/Cplx:** 90 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0: All Ages
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat: **Suites/Bldg:** 90 **Prk Str Lot:** 0 **BBQs Alld?:** No: No BBQs
SqFt Strg: **Floors/Bldg:** 6 **Str Lot Incl:** Balcony, Separate Storage
Gnd/Top?: **Lvs/Suite:** 1
Shrd Am: Bike Storage, Common Area, Elevator(s), Secured Entry **Unit Incl:** Caretaker, Garbage Removal, Gas, Heat, Hot Water, I

