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810 - 845 Yates St
Vi Downtown ~ V8X 4Z3

Interior Details

Layout: Condo
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 13
Bth 3Pce: 0 **Fin SqFt:** 860
Bth 4Pce: 1 **Unfin SqFt:** 71
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce: 1 **FP Feat:** Electric, Living Room
App Incl: Dishwasher, F/S/W/D, Garburator, Range Hood
Intr Ftrs: Bar, Closet Organizer, Controlled Entry, Dining/Living Combo, Eating Area, Soaker Tub, Storage

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	10x9
Bedroom - Primary	Main	14x12
Dining Room	Main	8x8
Ensuite	Main	4-Piece
Entrance	Main	10x4
Kitchen	Main	11x8
Living Room	Main	18x12
Balcony (Unfin)	Main	11x6

Listing Summary

MLS®: 989732 **List Price:** \$629,900
Status: Active **Orig Price:** \$629,900
Sub Type: Condo **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$2,875 **Strata Fee:** \$517
2025 Asmt: \$587,400 **Title:** Frhld/Str

Remarks

Upscale two bedroom two full bathroom condo located at The Wave on Yates! Elevated living on the 8th floor and quiet side of the building with south and west exposure, plenty natural light with city views. Spacious feel with large open main living area, 9 foot ceilings and expansive windows. Unit features granite countertops, luxury vinyl flooring, stainless appliances, ensuite laundry, spacious primary bedroom with walk through closets and full ensuite with soaker tub and large balcony to enjoy the sun and BBQing. Built in 2006 with quality steel and concrete construction, the building features a private gym and bike storage for residents, hot water included in the strata fee and this unit comes with secure underground parking and storage locker. Two pets allowed up to 25lbs each. Situated in the heart of downtown Victoria with all of it's world class amenities including the Inner Harbour, restaurants, shopping, transit a short walk away! This location is a 99 walk and bike score.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	860	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2006 **Lgl NC Use:** **Frnt Faces:** S **Bldg Style:** **Cool:** None
Oth Equ: **Bldg Warr:** No **Heat:** Baseboard, Electric
Const Mt: Concrete, Glass, Insulation All, Insulation: Ceiling, Insulation: Walls, Steel and Concre **EnerGuide Rtg/Dt:** **Roof:** Asphalt Torch On
Ext Feat: Balcony/Deck, Sprinkler System, Wheelchair Access **Fndn:** Poured Concrete
Accss: Accessible Entrance, No Step Entr

Lot/Strata Information

Lot Size: 931sqft / 0.02ac **Dims (w/d):** **Waterfront:**
Prk Type: Attached, Underground **View:** City
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G
Lot Feat: Central Location, Easy Access, Family-Oriented Neighbourhood, Level, Recreation Nearby, Serviced, Shopping Nearby, Sidewalk
Complex: The Wave **Prk Tota:** 1 **Rent Alld?:** Unrestricted: No Short Term Rentals
SqFt Balc: 71 **StrLots/Cplx:** 101 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0: All Ages
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 1 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurn
SqFt Pat: **Suites/Bldg:** 103 **Prk Str Lot:** 0 **BBQs Alld?:** Yes: BBQs Allowed
SqFt Strg: **Floors/Bldg:** 13 **Str Lot Incl:** Balcony, Parking Stall, Separate Storage
Gnd/Top?: **Lvls/Suite:** 1
Shrd Am: Bike Storage, Elevator(s) **Unit Incl:** Caretaker, Garbage Removal, Hot Water, Insurance, M

