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408 - 456 Pandora Ave
Vi Downtown ~ V8W 0E3

Interior Details

Layout: Condo
Bedrms: 0 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:** 6
Bth 3Pce: 1 **Fin SqFt:** 296
Bth 4Pce: 0 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:**
Ens 4+Pce: 0 **FP Feat:**
App Incl: Dishwasher, F/S/W/D, Range Hood
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Dining/Living Combo	Main	15x8
Entrance	Main	5x3
Kitchen	Main	17x6

Listing Summary

MLS@: 967275 **List Price:** \$349,900
Status: Active **Orig Price:** \$349,900
Sub Type: Condo **Sold Price:**
DOM: 12 **Pend Date:**
Taxes: \$1,147 **Strata Fee:** \$303
2024 Asmt: \$442,900 **Title:** Frhld/Str

Remarks

Beautiful modern studio residence in the heart of Old Town at The Janion. Prestigious waterfront location, perfect for enjoying the finest Victoria has to offer. Well appointed unit with 9 foot ceilings, quality finishings include hardwood flooring, designer kitchen with full appliance package, ensuite laundry and harbour views to enjoy the changing scenery on the waterfront. Efficient floorplan utilizes every square inch of space and the built in queen size wall bed with storage converts to dining space for your guests. The building features durable and quiet steel and concrete construction and great amenities include rooftop deck with BBQ area with stunning views, gym, bike storage, kayak storage and launch directly from the building onto the Gorge, separate storage locker and 2016 construction for buyer peace of mind. Live the downtown lifestyle you have dreamed of and take advantage of the best restaurants, shops, walking and scenery in the region.

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	296	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): 2016 **Lgl NC Use:** **Frnt Faces:** N **Bldg Style:** Heritage **Cool:** None
Oth Equ: **Bldg Warr:** Yes **Heat:** Baseboard
Const Mt: Brick, Glass, Insulation All, Insulation: Ceiling, Insulation: Walls, Steel and Concrete **EnerGuide Rtg/Dt:** **Roof:** Asphalt Torch On
Ext Feat: Wheelchair Access **Fndn:** Poured Concrete **Accss:** Accessible Entrance, No Step Entr

Lot/Strata Information

Lot Size: 296sqft / 0.01ac **Dims (w/d):** **Waterfront:** Ocean
Prk Type: On Street **View:** City, Ocean
Water: Municipal **Waste:** Sewer Connected **Services:** Cable Connected, Compost, Electricity Connected, G
Lot Feat: Central Location, Easy Access, Landscaped, Marina Nearby, Recreation Nearby, Serviced, Shopping Nearby, Sidewalk, Walk on 1
Complex: The Janion **Prk Tota:** 0 **Rent Alld?:** Unrestricted
SqFt Balc: **StrLots/Cplx:** 127 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0
SqFt Prk: **Bldgs/Cplx:** 1 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: 2 Dc
SqFt Pat: **Suites/Bldg:** 127 **Prk Str Lot:** 0 **BBQs Alld?:** No
SqFt Strg: 12 **Floors/Bldg:** 6 **Str Lot Incl:** Separate Storage
Gnd/Top?: **Lvs/Suite:** 1
Shrd Am: Bike Storage, Common Area, Elevator(s), Fitness Centre, Kayak **Unit Incl:** Caretaker, Garbage Removal, Hot Water, Insurance, M

