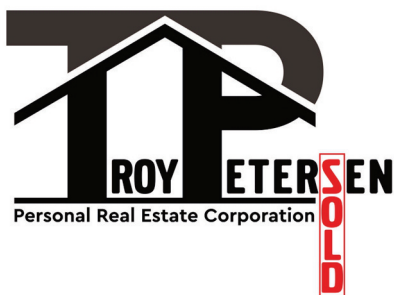


LUXURY DOWNTOWN LIVING AT THE FALLS!

#1001 - 707
Courtney
Street

Downtown
Victoria



TROY PETERSEN

Personal Real Estate Corporation

<http://www.victoriabc.realestate> tpetersen@sutton.com

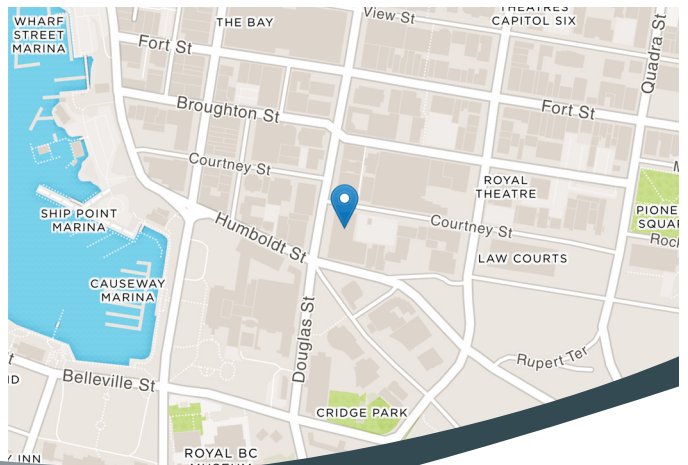
Direct: (250) 858-1134 Office: (250) 479-3333

#1001 - 707 Courtney St

Downtown Victoria

List Price	\$499,900
MLS® Number	401843
Bedrooms	1
Bathrooms	1
Year Built	2009
Living Space	803 finished sq.ft.
Lot	0.02 Acre / 940 Sq.Ft. (Rect.)
Fuel & Heat	Heat and Air Conditioning, Forced Air, Heat Pump Heating
Parking	Underground - Secure, Visitors
Schools	61 Vic High Highschool, 61 Central Middle, 61 James Bay Comm. Elementary
Taxes	\$2,635 for 2018
Assessment	\$506,000 for 2018
Monthly Fees	\$381.00

Premium downtown living at THE FALLS! Large 800sqft one bedroom residence with large wrap around SE facing balcony with OCEAN VIEWS! Priced to sell immediately at \$499,900 (\$623/sqft!) and available for quick possession. Excellent investment opportunity as AIRBNB/VACATION/EXECUTIVE RENTAL. Condo features Schiffini Italian kitchen complete with European stainless steel appliances, large island with bar and extensive granite. The 5 piece bath is a true spa like retreat with marble throughout, double sinks, separate shower and large cast iron soaker tub. Other luxury features include individual HEAT PUMP for year round comfort (Heat/AC), floor to ceiling/wall to wall windows for extensive sunlight, wood floors and living room fireplace. Steel and concrete construction for great soundproofing and amenities including POOL, HOT TUB, GYM and U/G PARKING. Be right in the middle of all DOWNTOWN VICTORIA has to offer with all the city's highlights out your front door. Don't miss the opportunity!



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The above information is from sources deemed reliable but should not be relied upon without independent verification