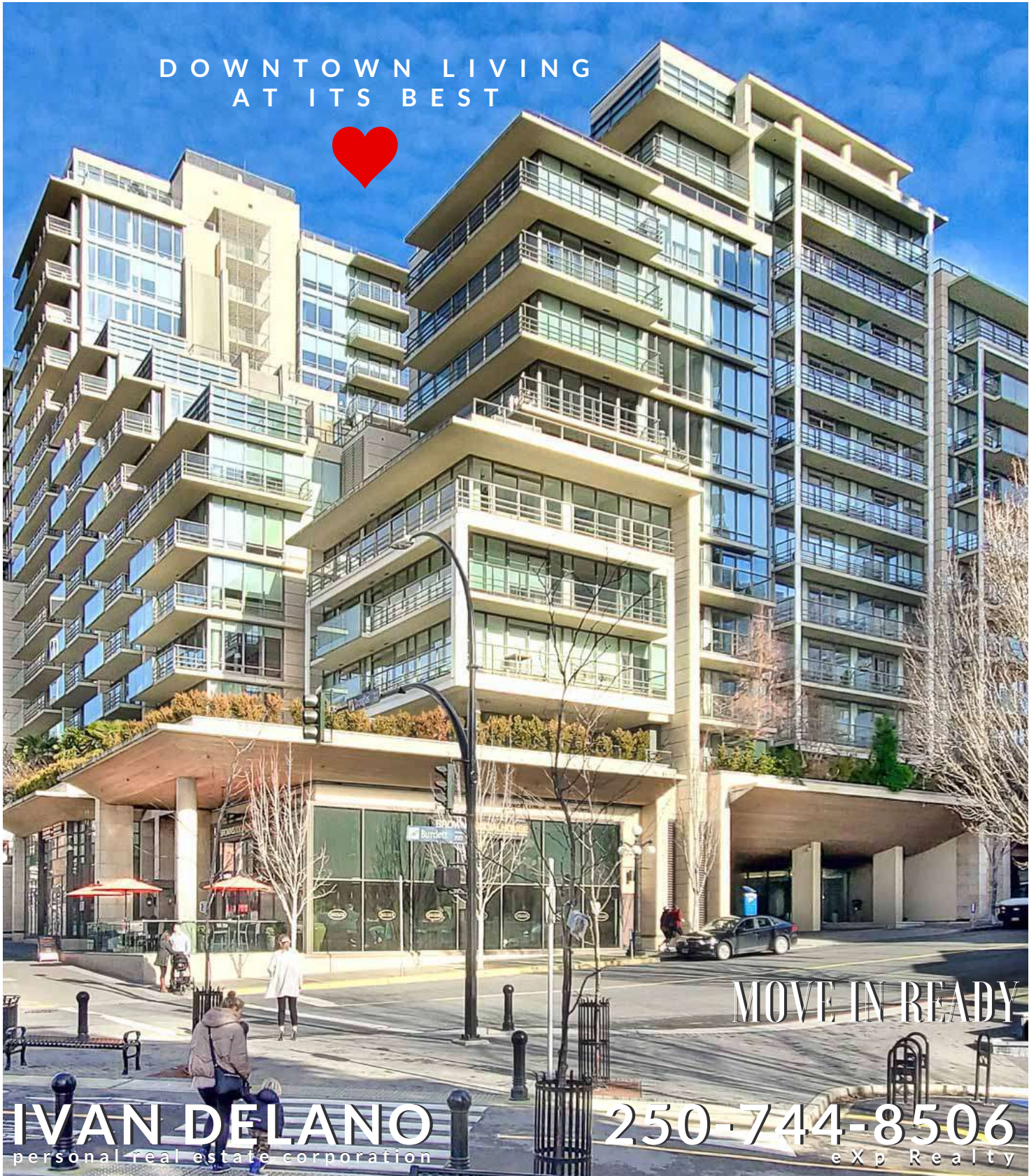


PRESTIGIOUS
BUILDING

MODERN LIVING

STEPS TO INNER HARBOUR & ALL GOOD THINGS

DOWNTOWN LIVING
AT ITS BEST



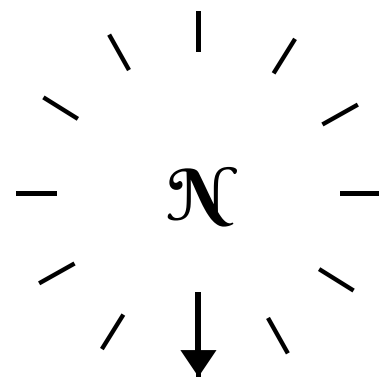
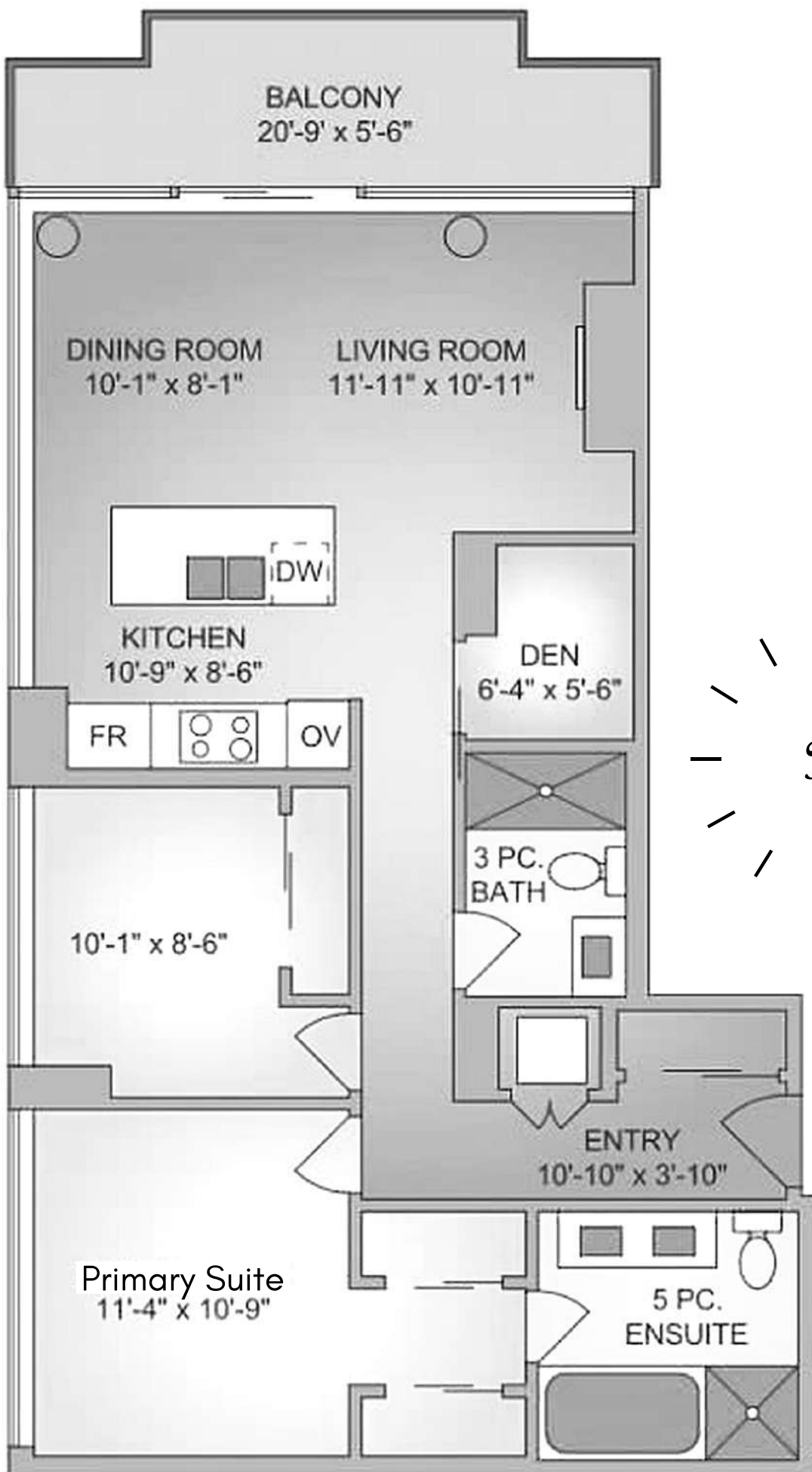
MOVE IN READY

IVAN DELANO
personal real estate corporation

250-744-8506
exp Realty

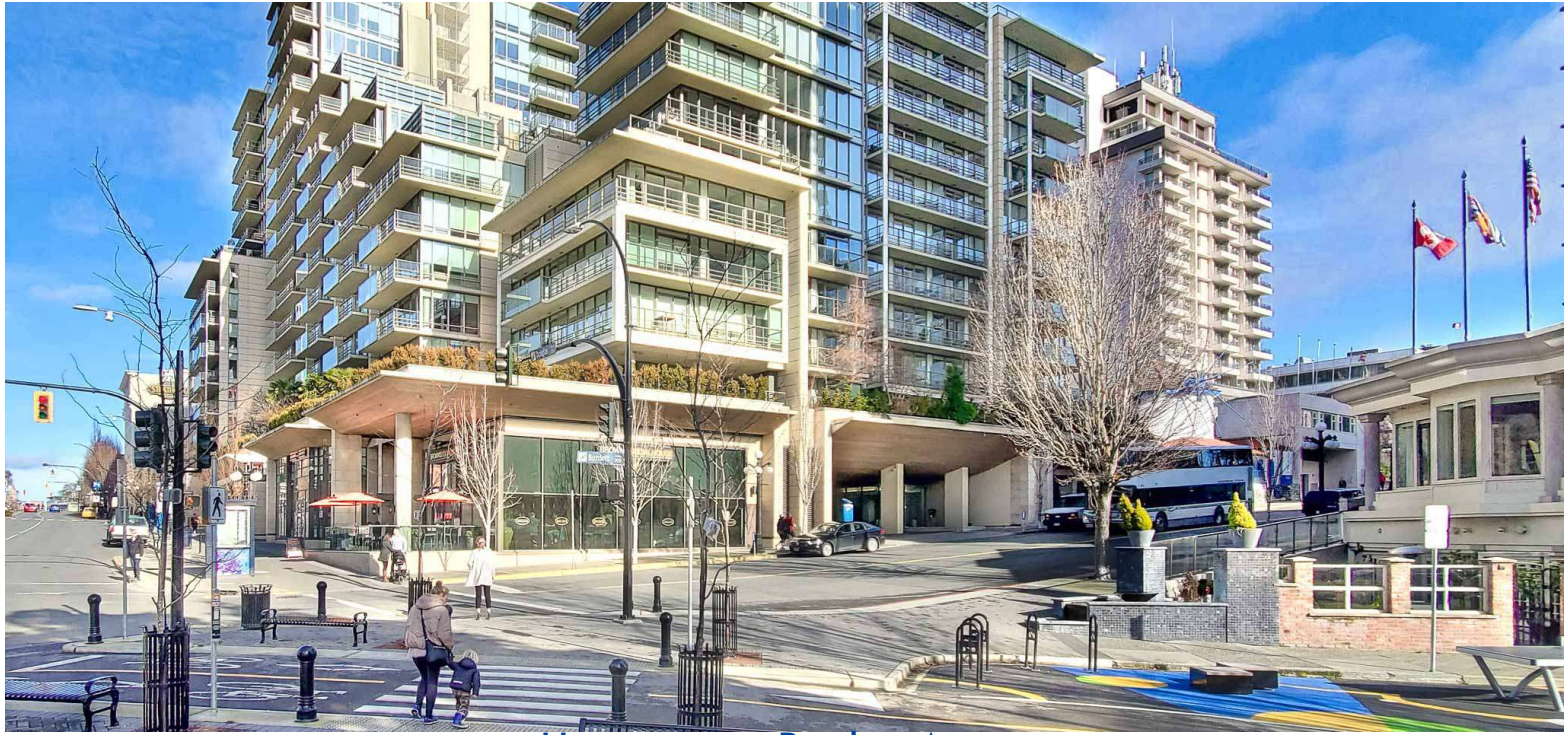
WHEN QUALITY OF LIFE IS IMPORTANT

FEBRUARY 2021



floor sketch - all info approximate - verify all if important

~ DOWNTOWN SECRET ~



Home @ 708 Burdett Ave



ELEGANT BUILDING

Amazing Home & Area
Ask For
All the Extras

LIFESTYLE

Elegant living @ the Falls, known for building amenities include fitness centre, swimming pool, hot tub, lounge, gardens & bike storage as well as allowing rentals & pet friendly. This lovely corner home is situated on Burdett Avenue w/everything Victoria just out your door. Wonderful Southwest facing, 2 Bdms+Den+2 Full Bths suite overlooks the City, Empress Hotel and Parliament buildings! Livingroom features gas fireplc, 20-ft Balcony & spacious dining, Gourmet stainless & granite kitchen w/gas cooking for the Chef in you:-) Primary bdm w/pass-thru Hers/His closets to your oppulent 5-piece ensuite bth. Too much to tell - Call Now



Ivan Delano
personal real estate corporation

250-744-8506 call / text

VictoriaHomeGroup.com



Your Neighbourhood



Ivan Delano *

Cell: 250-744-8506

VictoriaHomeGroup.com

VictoriaHomeGroup@gmail.com



402 - 708 Burdett Ave
Vi Downtown ~ V8W 0A8

Interior Details

Layout: Condo

Bedrms: 2 Kitchens: 1

Baths Tot: 2 Fireplaces: 1

Bth 2Pce: Storeys: 14

Bth 3Pce: Fin SqFt: 955

Bth 4Pce: 1 Unfin SqFt: 111

Bth 5Pce: Bed & Brk:

Ens 2Pce: Addnl Acc:

Ens 3Pce: Basement:

Ens 4+Pce 1 FP Feat: Gas, Living Room

App Incl: Dishwasher, F/S/W/D, Range Hood

Intr Ftrs Eating Area

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Dining Room	Main	9'x8'
Ensuite	Main	5-Piece
Kitchen	Main	13'x8'
Living Room	Main	11'x10'
Other	Main	6'x4'
Primary Bedroom	Main	11'x10'
Primary Bedroom	Main	11'x10'
Balcony (Unfin)	Main	22'x5'

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		955			
Beds		2			
Baths		2			
Kitchens		1			

Listing Summary

EXCLUSIVE LISTING List Price: \$750,000

Sub Type: Condo

Strata Fee: \$ 458

Title: Frhld/Str

Remarks

Elegant living at the Falls, known for building amenities that include fitness centre, swimming pool, hot tub, lounge, gardens and bike storage as well as allowing rentals & being pet friendly. This lovely corner home is situated onto Burdett Avenue with everything Victoria just out your door. This wonderful Southwest facing, 2 Bedrooms + Den & 2 Full Bathrooms suite overlooks the City, Empress Hotel and Parliament buildings! Living room features a gas fireplace, 20-ft Balcony & spacious dining. Gourmet stainless and granite kitchen with gas cooking for the Chef in you:-) Primary bedroom with pass-thru Hers/His closets to your oppulent 5-piece ensuite bath. Air conditioned with efficient heat pump and much more! Enjoy the Victoria lifestyle & stroll to the inner harbour, Beacon Hill park and all the Restaurants, Theaters & Shopping this area affords.
Call me for all the extras 250-744-8506 ~

Building Information

Built (est) 2009 Lgl NC Use: No
Oth Equ:
Const Mt: Stucco, Steel and Concrete
Ext Feat: Balcony/Patio

Frnt Faces: S Bldg Style:
Bldg Warr: Yes
EnerGuide Rtg/Dt:

Cool: Air Conditioning
Heat: Electric, Heat Pump, Natural Gas
Roof: Other
Fndn: Poured Concrete
Accss Primary Bedroom on Main

Lot/Strata Information

Prk Type: Attached, Underground
Water: Municipal
Lot Feat: Rectangular Lot
Complex: The Falls
SqFt Balc: StrLots/Cplx 155
SqFt Prk: Bldgs/Cplx: 2
SqFt Pat: Suites/Bldg 59
SqFt Strg: Floors/Bldg 14
Gnd/Top? Lvl/Suite: 1
Shrd Am: Elevator(s), Fitness Centre, Pool
Lot Size 1,079sqft / 0.00ac
Waste: Sewer To Lot
Mgd By: Brown Brothers
Prk Total #: 1
Prk Cm Prp: 1
Prk LCP: 0
Prk Str Lot: 0
Str Lot Incl: Livable

Dims (w/d):
View: City
Services:
Rent Alld?: Unrestricted: TO BE CONFIRMED WITH BYLAWS
Yng Ag Alld? 0: TO BE CONFIRMED WITH BYLAWS
Pets Alld?: Aquariums, Birds, Cats, Caged Mammals, Dogs: TO I
BBQs Alld?: No: TO BE CONFIRMED WITH BYLAWS
Restrictions ALR: No
Unit Incl: Gas, Garbage Removal, Hot Water, Insurance, Mainte

Agency Information

Licensee Phone Office
L: Ivan Delano personal real estate corporation 250-744-8506 eXp Realty
CL1:
CL2:
B:
CB1:
CB2:
Appt Ph:
Show
Reqs, Ag * if important - independently verify all info to your satisfaction *
Info, Lic
Notes &

Coop Brok Fee: 3%100K&1.5%Bal

Slr:
Financing: Purchaser To Finance
Fin Notes:

Possession TBA

FOURTH FLOOR

SCALE = 1 : 200



ALL DIMENSIONS ARE IN METERS, DECIMALS ROUNDED.

LEGEND

- SL - Doors - Street Level
- SL - Doors - Square meters
- SL - Doors - Line of 1000 sq. ft.
- LCP - Limited Common Property for Residential Units 1 and 2
- LCP - Limited Common Property for Residential Units 3 to 157
- LCP - Limited Common Property for Commercial Units 1 and 2
- LCP - Limited Common Property for Commercial Units 3 to 157
- LCP - Limited Common Property for Commercial Units 1 and 2
- LCP - Limited Common Property for Commercial Units 3 to 157
- LCP - Limited Common Property for Commercial Units 1 and 2
- LCP - Limited Common Property for Commercial Units 3 to 157

BALCONIES AND DECKS

All balconies and decks are defined as "to be built" by the owner of the floor above or the adjacent floor, or where there is no floor above, by the owner of the floor below. All balconies and decks are defined as "to be built" by the owner of the floor above or the adjacent floor, or where there is no floor above, by the owner of the floor below. All balconies and decks are defined as "to be built" by the owner of the floor above or the adjacent floor, or where there is no floor above, by the owner of the floor below.

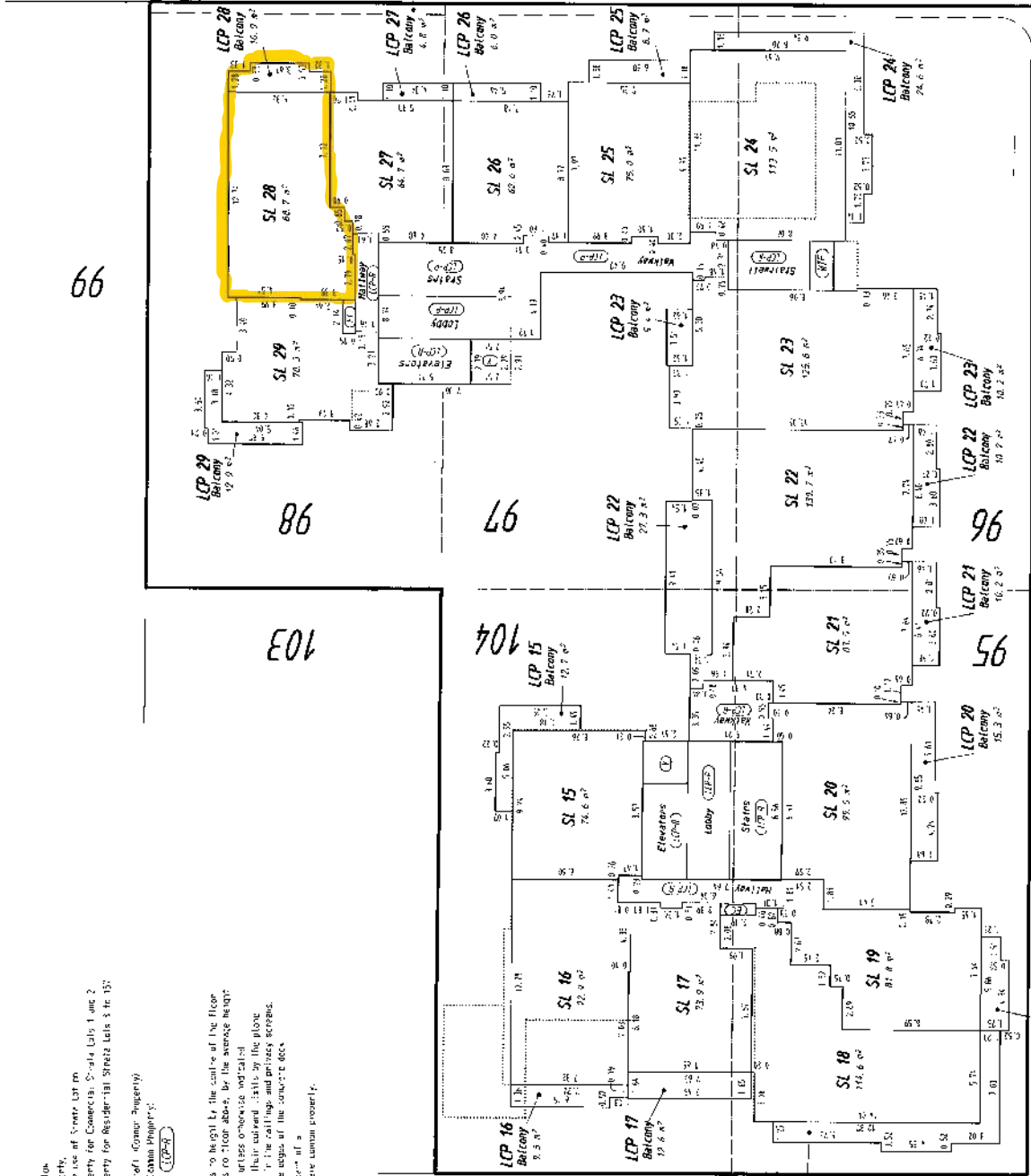
SHEET 9 OF 24 SHEETS
STRATA PLAN 6797



BURDETT AVENUE

COURTNEY STREET

DOUGLAS STREET



Brad Cumlin Land Surveying
71 Fern Street, Suite 1200, Boston, MA 02118
Phone: 857-666-1111

DATE: 15 June 2009
Drawing: Cumlin & C. L. S.
ORIGINAL