

FOR SALE

THE  
FOLIO  
GROUP

PRESENTS

#1-1405 Mallek Crescent



CLOVER  
RESIDENTIAL

A young man with light brown hair, wearing a dark t-shirt, is smiling and holding a white Starbucks coffee cup. He is sitting at a wooden table in a cafe. In the background, another person is visible, wearing headphones and working on a laptop. The scene is warmly lit, suggesting an indoor setting.

DISCOVER

# Mayfair

Set on the edge of the Victoria Municipality between Uptown and Downtown, Mayfair area offers convenience by being centrally located and near the heart of the city, but also benefits from bordering naturally beautiful Saanich East. You have shopping, dining, and outdoor recreation in every direction, and are surrounded by a unique range of neighbouring urban villages.



**\$799,000**

**Neighbourhood:** Mayfair

**Bedrooms:** 3 + den

**Bathrooms:** 3

**Living Area:** 1,547 Sq.Ft. (strata plan)

**Year Built:** 2006

**Lot Size:** 1,761 Sq.Ft. (strata plan)

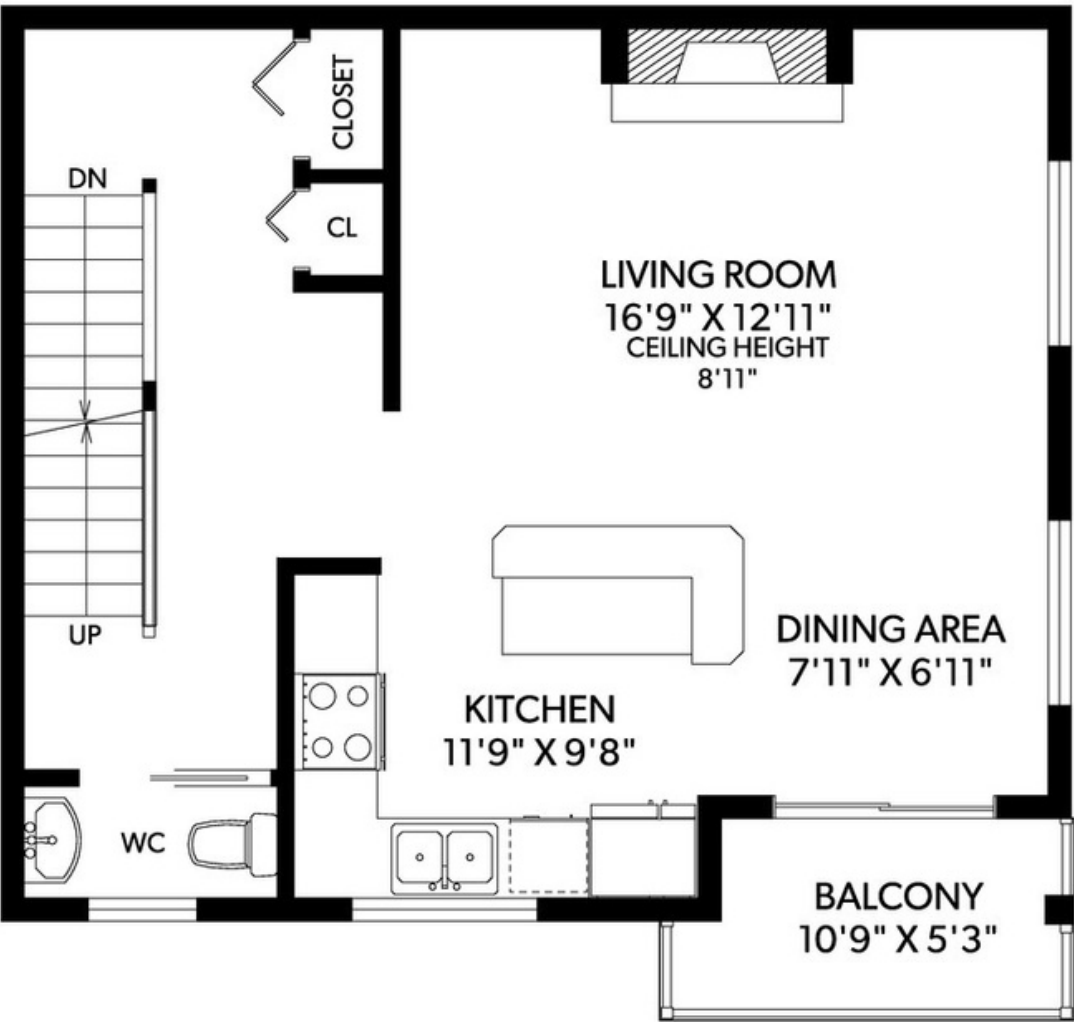
**Taxes:** \$3,018.94 (Tax Year: 2022)

**MLS:** 942935

## #1-1405 Mallek Crescent

This beautiful West Coast designed 3 bedroom + den, 3 bath corner townhome quietly faces the inner courtyard and boasts just under 1600 sq ft of interior space. Spread over 3 levels, you'll find a welcoming ground level entry that offers a large bedroom, laundry room and access to the spacious garage. The bright main level boasts an open kitchen/living/dining area with stainless appliances and an electric fireplace, plus a 2 pc bath and a sunny balcony. Upstairs there are two spacious bedrooms, flex space with ample room for a home office, and a 4 pc main bath. The primary bedroom features an ensuite with a vanity, a large closet, and over-sized windows offering peaceful courtyard views. Ideally set on a side street in a central location just off Cook St, only a few minutes' drive to shopping at Mayfair Mall & Downtown, and only steps from Cedar Hill Park & Golf Course. Conveniently includes a single car garage for parking/storage. Professionally managed and proactive strata.

MAIN FLOOR



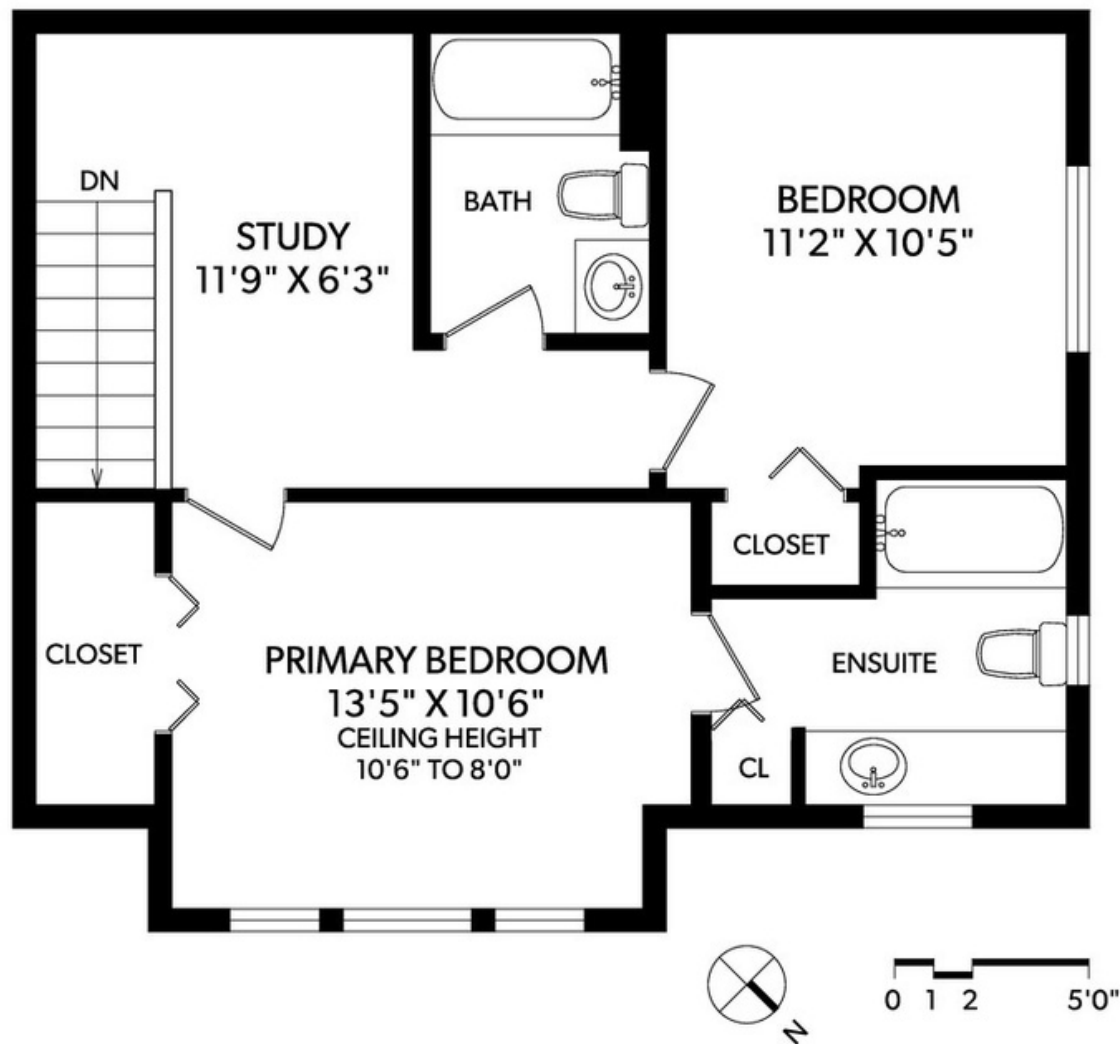
FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS	
MAIN	635	0	635	GARAGE	215
UPPER	621	0	621	BALCONY	52
GROUND	370	0	370		
TOTAL	1626	0	1626		



1-1405 MALLEK CRESCENT  
DOCUMENT PREPARED FOR THE EXCLUSIVE USE OF  
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250-388-6998  
ORDERS@REALFOTO.CA MEASURED 07/27/2012 BY JORDAN GREENWOOD  
All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof. Purchaser to verify measurements if important.

UPPER FLOOR



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS	
MAIN	635	0	635	GARAGE	215
UPPER	621	0	621	BALCONY	52
GROUND	370	0	370		
TOTAL	1626	0	1626		



1-1405 MALLEK CRESCENT

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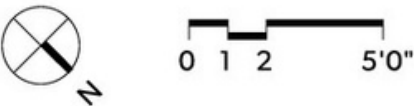
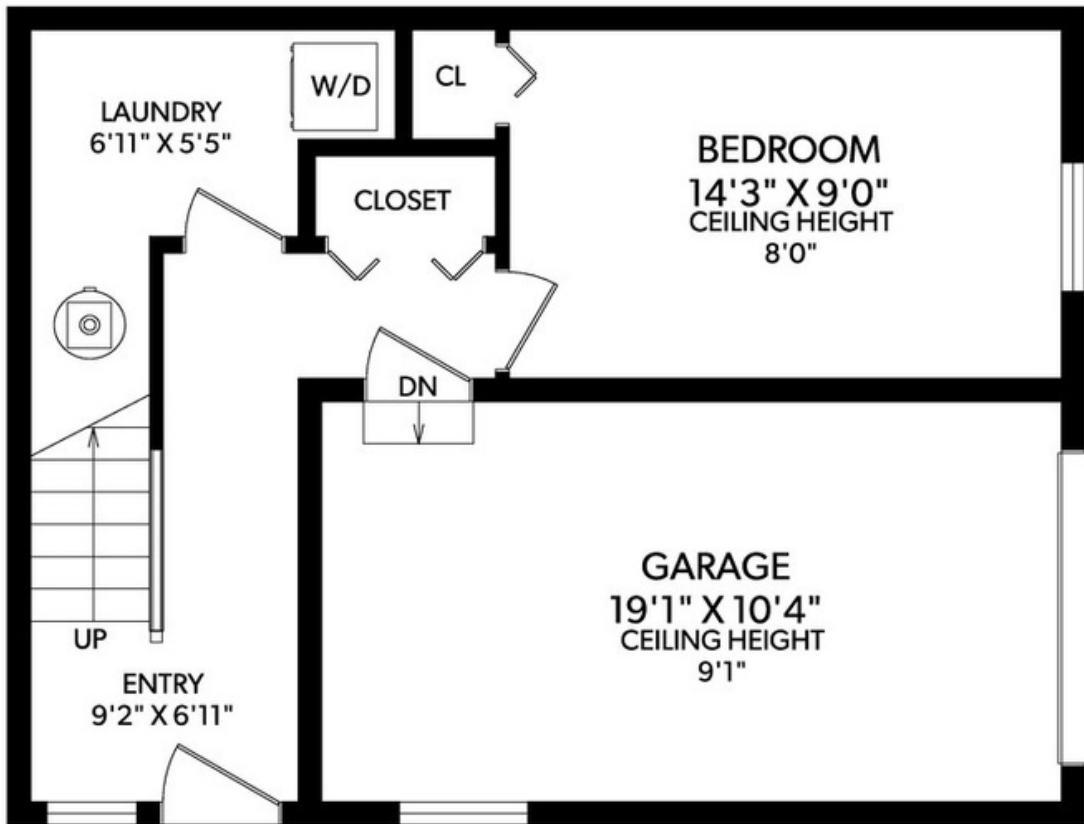
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GROUND FLOOR



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS
MAIN	635	0	635	GARAGE 215
UPPER	621	0	621	BALCONY 52
GROUND	370	0	370	
TOTAL	1626	0	1626	



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## GET TO KNOW US



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