

FOR SALE

THE
**FOLIO
GROUP**

PRESENTS

401-605 Cook St





DISCOVER

Fairfield



Equally hip and historic, Fairfield is one of Victoria's most desirable neighbourhoods. Park your car and start exploring—you're within walking distance of everything.



\$575,000

Neighbourhood: Fairfield

Bedrooms: 2 + Den

Bathrooms: 1

Living Area: 941 Sq.Ft.

Year Built: 1977

Lot Size: 1, 083 Sq.Ft.

Taxes: \$2,252 (Tax Year: 2023)

MLS: 945573

Strata Fee: \$556.13

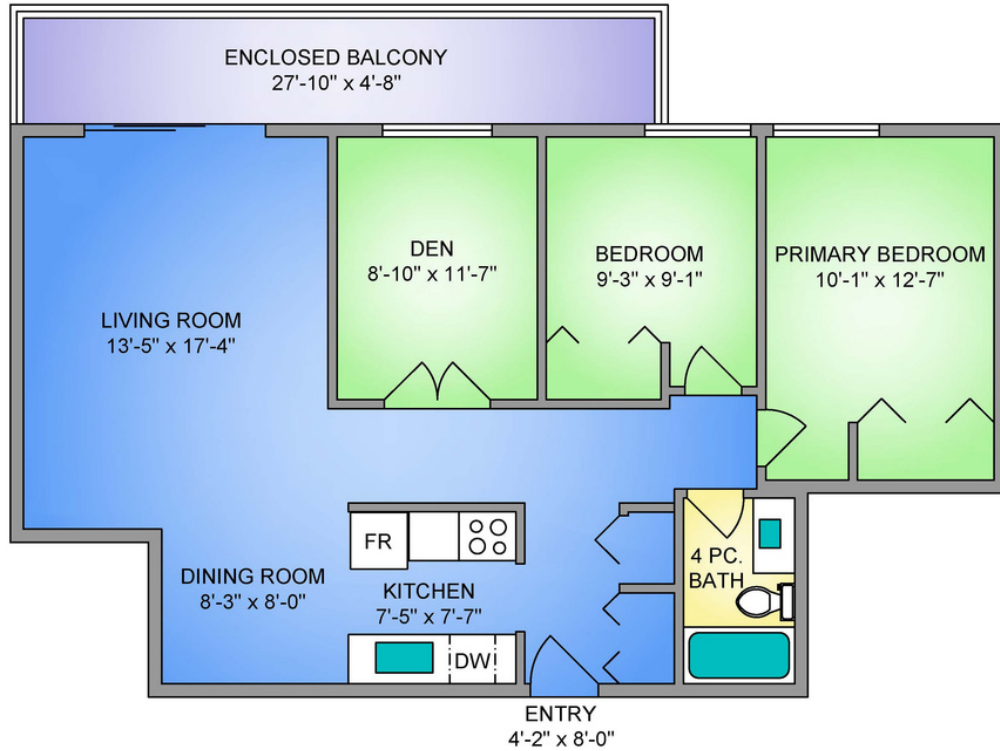
401-605 Cook St

Meticulously maintained top floor, 2 bed + large den (could be guest bedroom), 1 bath condo which tastefully balances character with sleek modern updates, and boasts an unbeatable location off of popular Cook St Village. The moment you enter, there is a serene sense of warmth and hominess, with pride of ownership being evident in every detail. A thoughtful layout with custom renovations, including a 4pc bath with a heated towel rack, quartz caesar-stone countertops, and bamboo soft close drawers. In the kitchen you can admire the craftsmanship of the custom Brazilian cherry and maple cabinetry with under cabinet lighting. Engineered hardwood floors are found throughout, with glass French doors in the den, and a large west facing enclosed balcony. There is a prominent sense of community within this proactive strata, and the unit includes parking & storage. Here is your chance to be steps away from a plethora of amenities in Fairfield, great schools, Beacon Hill Park, Dallas waterfront, and Downtown.

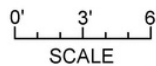
UNIT 401 - 605 COOK STREET

958 SQ. FT.

8' CEILING HEIGHT



NORTH



250-884-9753
matt@propermeasure.com
www.propermeasure.com

UNIT 401 - 605 COOK STREET		
OCTOBER 6, 2023		
PREPARED FOR THE EXCLUSIVE USE OF THE FOLIO GROUP		
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	BALCONY
FOURTH	958	132



GET TO KNOW US



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