

FOR SALE

THE  
**FOLIO  
GROUP**

PRESENTS

**402 - 708 Burdett Ave**







DISCOVER

# Downtown



Situated along Victoria's picturesque Inner Harbour, Downtown is a vibrant neighbourhood ideal for shopping, dining, and leisurely spending your day and night. Bike or walk, you're always near the waterfront as well as neighbouring urban villages.





**\$769,000**

**Neighbourhood:** Downtown

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**Bedrooms:** 2 + den

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**Bathrooms:** 2

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**Living Area:** 955 Sq.Ft. (strata plan)

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**Year Built:** 2009

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**Taxes:** \$3,203 (Tax Year: 2023)

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**Strata Fee:** \$648.21

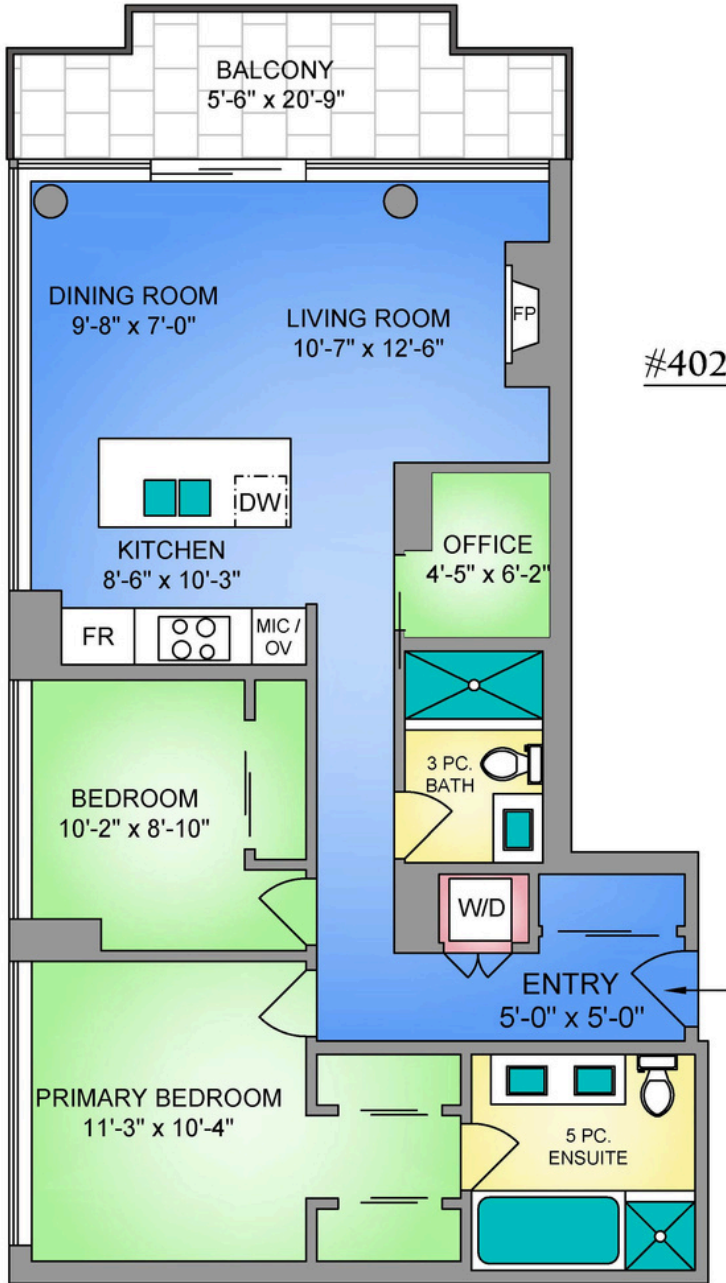
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**MLS:** 960612

## 402-708 Burdett Ave

Luxurious living at The Falls, where the vibrant pulse of Victoria awaits right outside your door. This exquisite corner unit boasts 2 bedrooms + a den, 2 full baths, and captivating views of the city, Empress Hotel, and Parliament buildings. Immersed in natural light, the floor-to-ceiling windows illuminate every corner of this suite. The living area features a gas fireplace, large balcony, dining area, and gourmet kitchen with stainless steel appliances, granite counters, and a gas cooktop. The primary bedroom, complete with walk-thru closets leads to a 5-piece ensuite bath featuring separate soaker tub and shower. Stay comfortable year-round with air conditioning. Renowned for its exceptional amenities, the falls includes a fitness centre, swimming pool, hot tub, and lounge area. Embrace the flexibility of this community, welcoming furry companions into your home. Easily enjoy the inner harbour, Beacon Hill Park, and the dozens of restaurants that define this coveted neighborhood.

# FLOOR PLANS



**#402 - 708 BURDETT AVENUE**  
**941 SQ. FT.**  
**8'-5" CEILING HEIGHT**

**NORTH**



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

UNIT 402 - 708 BURDETT AVENUE APRIL 19, 2024		
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	BALCONY
FOURTH	941	101





## GET TO KNOW US

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