

FOR SALE



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THE
FOLIO
GROUP

PRESENTS

1 - 1405 Mallek Cres



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

Listed by:

Ole Schmidt, Hannah Hayworth & William Johnson

Neighbourhood: Victoria - Mayfair

Bedrooms: 3 + den

Bathrooms: 3

Living Area: 1547 Sq.Ft. (Strata Plan)

Year Built: 2006

Taxes: \$4,116 (Tax Year: 2024)

Strata Fee: \$393.17

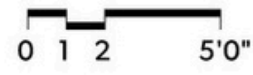
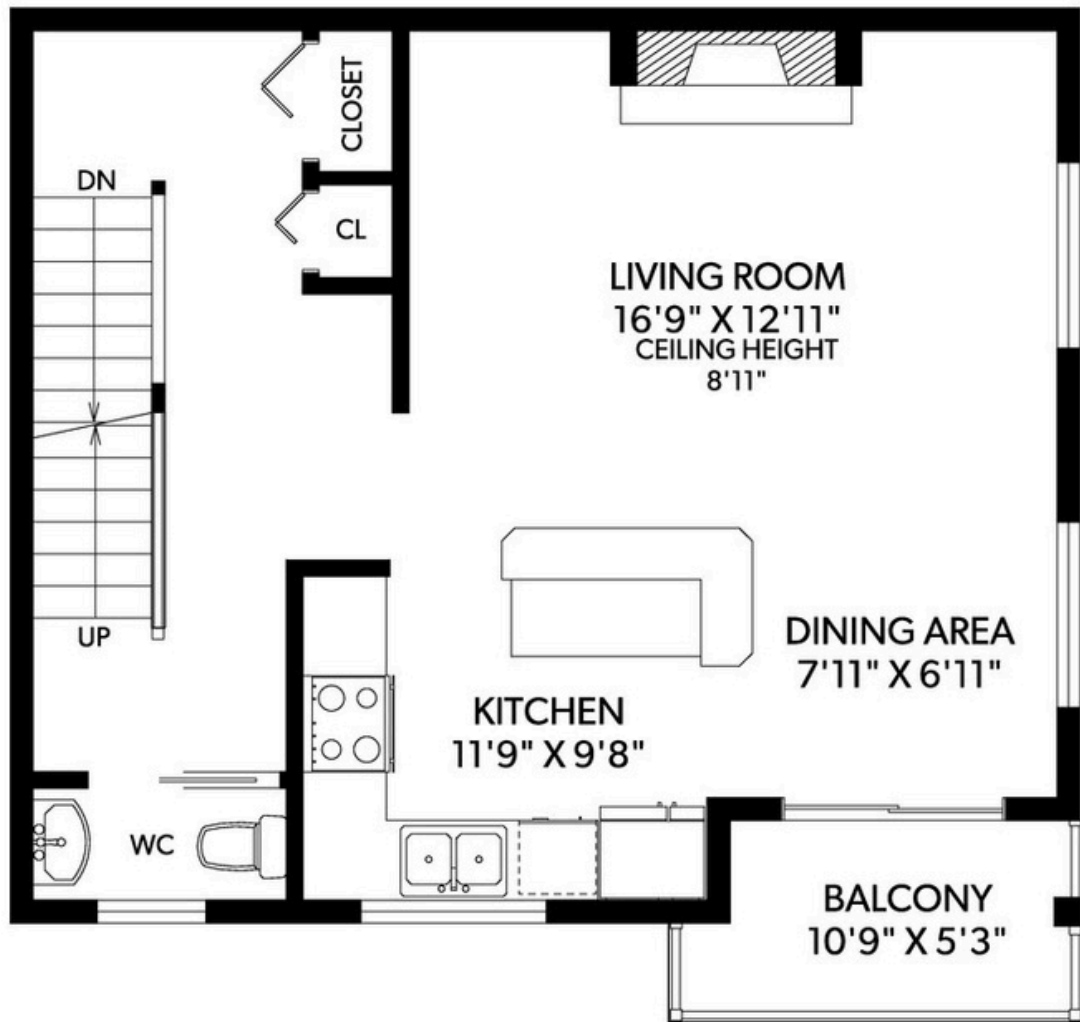
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MLS: 986061

This beautiful West Coast designed 3 bedroom + den, 3 bath corner townhome quietly faces the inner courtyard and boasts just under 1600 sq ft (Strata Plan) 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 updated 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.

FLOOR PLANS

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

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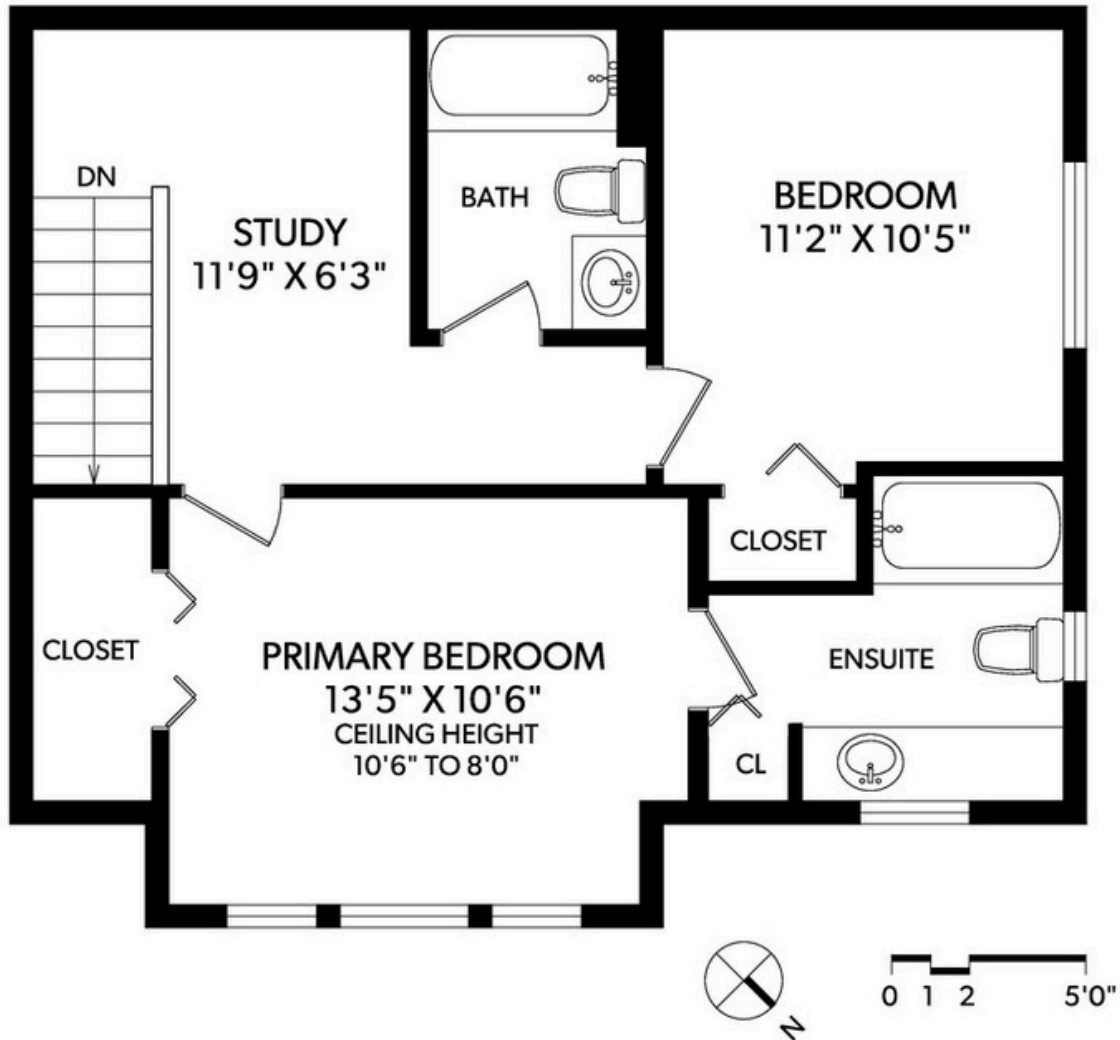
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 ORDERS@REALFOTO.CA MEASURED 07/27/2012 BY JORDAN GREENWOOD

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.

FLOOR PLANS

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 | |



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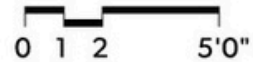
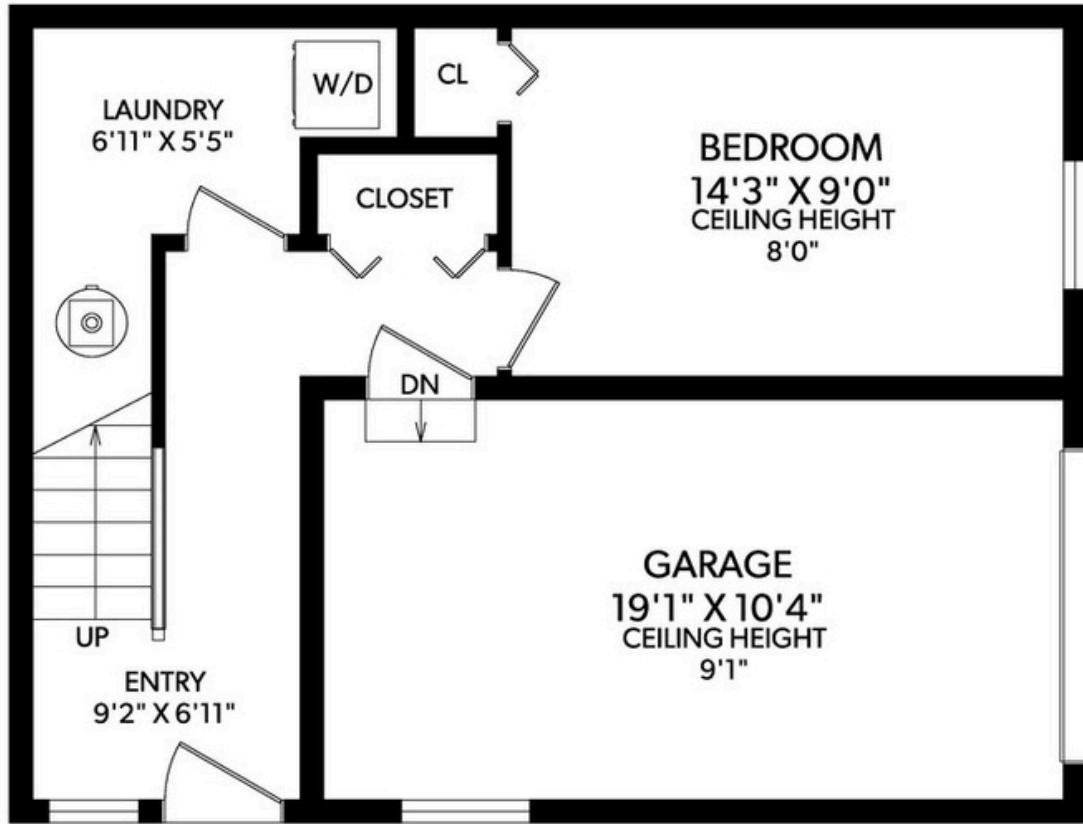
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FLOOR PLANS

GROUND FLOOR



| FLOOR | FINISHED | UNFINISHED | TOTAL | OTHER AREAS |
|--------------|-------------|------------|-------------|-------------|
| MAIN | 635 | 0 | 635 | GARAGE 215 |
| UPPER | 621 | 0 | 621 | BALCONY 52 |
| GROUND | 370 | 0 | 370 | |
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GET TO KNOW US



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