

FOR SALE



CLOVER
RESIDENTIAL

THE
FOLIO
GROUP

PRESENTS

104-636 Montreal St



DISCOVER

James Bay



Tucked behind the Legislature Buildings and the Inner Harbour, James Bay is one of Victoria's oldest neighbourhoods, with many original turn-of-the-century Victorian homes.



\$919,000

Listed by:
William Johnson

Neighbourhood: James Bay

Bedrooms: 2

Bathrooms: 2

Living Area: 1312 Sq.Ft.

Year Built: 1990

Taxes: \$4210.65 (Tax Year: 2024)

Strata Fee: \$988

MLS: 992670

104-636 Montreal St

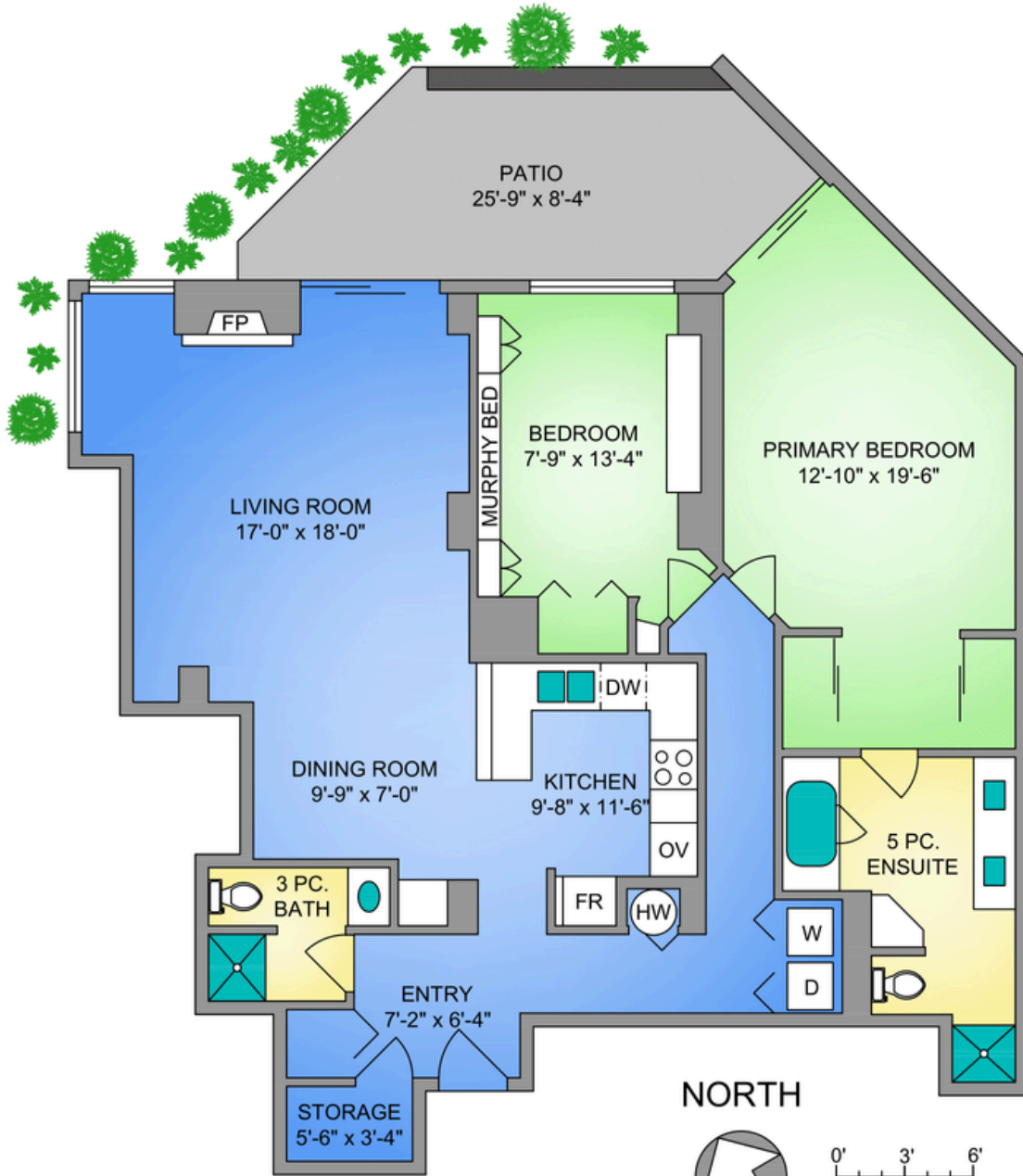
Stunning James Bay waterfront condo with breathtaking inner harbour views. This beautifully updated two bed, two bath suite in the iconic Harbourside offers both luxury and convenience. Harbour and marina views, situated in one of Victoria's most coveted locations. The private terrace offers tranquil views of the freshwater pond and meticulously landscaped gardens. Engineered maple floors, a gas fireplace, and updated bathrooms. Spacious primary bedroom featuring a luxurious ensuite with separate soaker tub and shower with access to scenic terrace. The second bedroom is cleverly designed with a wall bed and built-ins, making an ideal guest room or office. Ample in-suite storage, a separate storage locker, and secure underground parking. The building is well managed by a proactive strata. Located steps from Dallas Road, waterfront, downtown, Fisherman's Wharf, Ogden Point, and a variety of shops and restaurants. Don't miss your chance to own this stunning waterfront property!

FLOOR PLANS

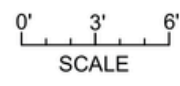
UNIT 104 - 636 MONTREAL STREET

1312 SQ. FT.

8'-0" CEILING HEIGHT



NORTH

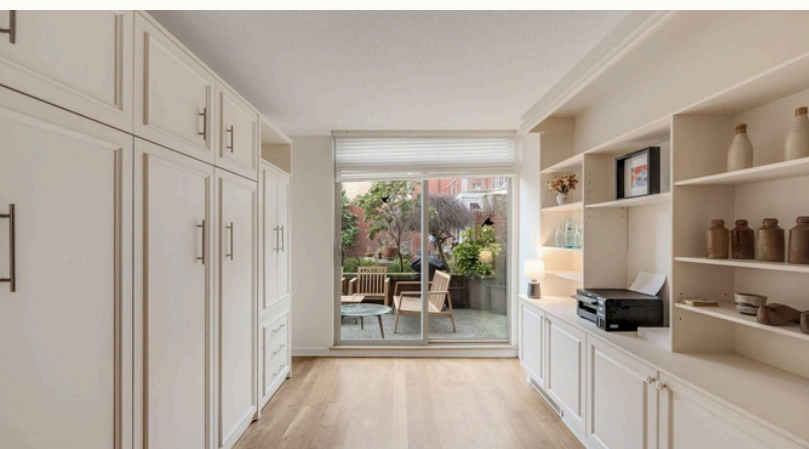


PROPER MEASURE
PRECISION

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

CLOVER
RESIDENTIAL

UNIT 104 - 636 MONTREAL STREET		
MARCH 19, 2025		
PREPARED FOR THE EXCLUSIVE USE OF		
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
	AREA (SQ. FT.)	
FLOOR	FINISHED	BALCONY
FIRST	1312	175



GET TO KNOW US



William Johnson

REALTOR®

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CLOVERRESIDENTIAL.COM

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