

FOR SALE



CLOVER  
RESIDENTIAL

*Smoking Glass*  
SALON

THE  
FOLIO  
GROUP

PRESENTS

201-364 Moss 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.





**\$799,000**

**Listed by:** Ole Schmidt, Hannah Hayworth & William Johnson

**Neighbourhood:** Fairfield

**Bedrooms:** 2

**Bathrooms:** 2

**Living Area:** 969 Sq.Ft. (Strata Plan)

**Year Built:** 1994

**Taxes:** \$3,527 (Tax Year: 2024)

**Strata:** \$602

**MLS:** 991732

## 201-364 Moss St

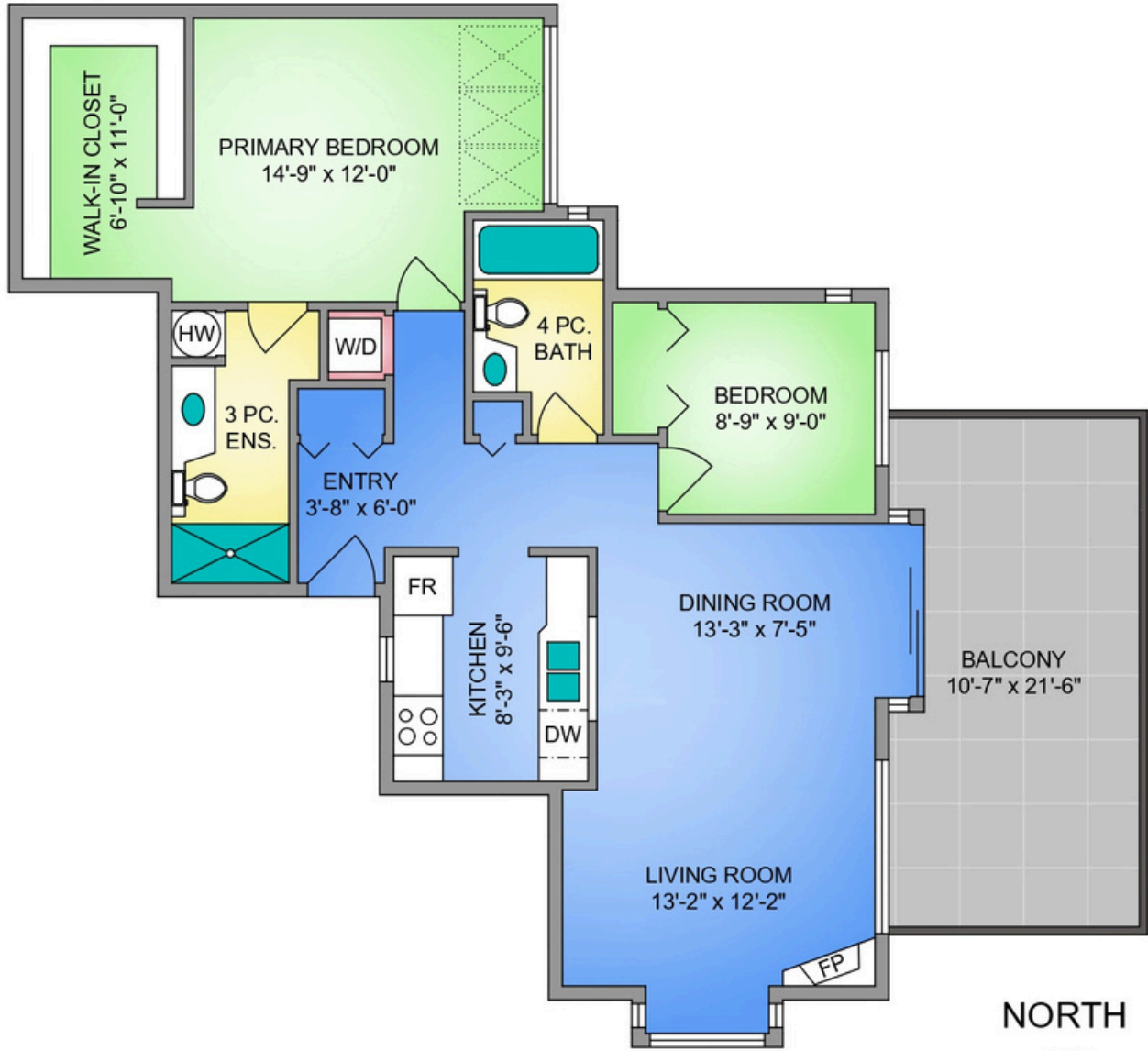
Located on picturesque Moss Street in the heart of Fairfield, this beautifully maintained 2-bed, 2-bath home offers bright, stylish living with a spacious east-facing patio—perfect for morning coffee or entertaining. Thoughtfully designed with abundant natural light, the functional layout maximizes space and includes in-suite storage for added convenience. Set within a well-managed 6-unit strata (5 residential suites), this home fosters a sense of community. The building was remediated in 2010, ensuring peace of mind, and features secure underground parking and a heat pump for year-round comfort. Enjoy the stunning cherry blossoms in spring and the incredible walkability of this prime location. Just steps from Cook St Village, the scenic Dallas Road waterfront, and Beacon Hill Park, this home offers the perfect balance of urban accessibility and neighborhood charm. Plus, 5 Points Village, with favorites like Peckish Café and Seal Point Pizza, is nearby.

FLOOR PLANS

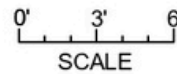
UNIT 201 - 364 MOSS STREET

969 SQ. FT.

8'-0" CEILING HEIGHT



NORTH



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



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UNIT 201 - 364 MOSS STREET  
 MARCH 14, 2025  
 PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL.  
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)	
	FINISHED	BALCONY
SECOND	969	215

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## GET TO KNOW US



**Ole Schmidt**  
MANAGING BROKER,  
CO-OWNER

**William Johnson**  
REALTOR®,  
SALES TEAM

**Hannah Hayworth**  
REALTOR®,  
SALES TEAM

### EMAIL

Folio@CloverResidential.com

### TEXT/CALL

250-256-8371

[CLOVERRESIDENTIAL.COM](https://www.cloverresidential.com)

Clover Residential Ltd. | 394 Moss Street, Victoria, BC, V8V 4N1

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