

FOR SALE



CLOVER

RESIDENTIAL

THE
FOLIO
GROUP

PRESENTS

2106-647 Michigan 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.



\$268,000

Listed by:

Ole Schmidt & Hannah Hayworth

Neighbourhood: James Bay

Bedrooms: 1

Bathrooms: 1

Living Area: 605 Sq.Ft.

Year Built: 1967

Taxes: \$220,195 (Tax Year: 2023)

Monthly Fee: \$766.52 (2025)

MLS: 992995

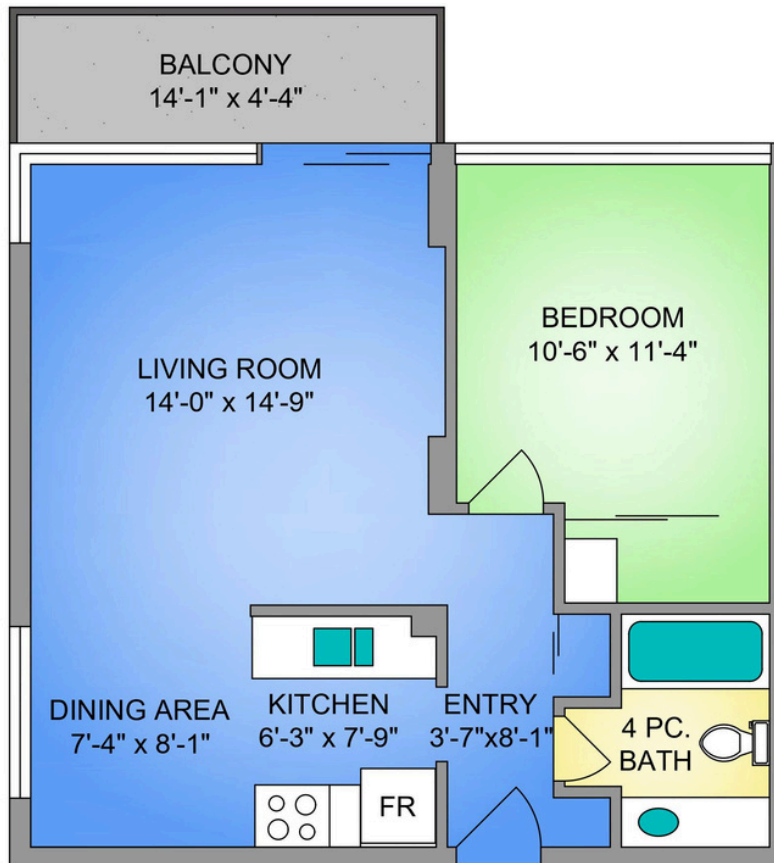
2106-647 Michigan St

Perched on the 21st floor overlooking the Juan De Fuca Strait, Olympic Mountains, and 183 acres of dedicated park space at Beacon Hill, the views from this Orchard House unit are some of the most picturesque in the city! Situated in central James Bay, this spacious 1 bed, 1 bath corner unit features a functional floor plan and bright south exposure. Updated windows allow for energy efficiency, with a sliding glass door leading to a private patio with the perfect birds eye view. No need to settle on one - you can catch sunrise or sunset from this unit. This well-managed building offers secure underground parking and premium amenities, including a heated outdoor pool, sauna, and workshop. Monthly fee includes heat, hot water, and property taxes, offering added convenience. Located just minutes from Downtown, shopping, parks, and the ocean, James Bay is a popular hub for those seeking comfort and variety. The property is under a lease term from May 1st, 1974, to December 31st, 2073.

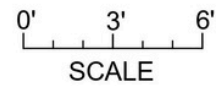
UNIT 2106 - 647 MICHIGAN STREET

605 SQ. FT.

8'-0" CEILING HEIGHT



NORTH



THE
FOLIO GROUP



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



CLOVER

UNIT 2106 - 647 MICHIGAN STREET		
SEPTEMBER 5, 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
TWENTY FIRST	605	60



GET TO KNOW US



Ole Schmidt
MANAGING BROKER,
CO-OWNER

William Johnson
REALTOR®

Hannah Hayworth
REALTOR®

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

THE
FOLIO GROUP

THE
FOLIO
GROUP



CLOVER
RESIDENTIAL