

FOR SALE



CLOVER  
RESIDENTIAL

PRESENTS

204-369 Tyee Rd



DISCOVER

# Vic West/Songhees



Just over the bridge from Victoria, Vic West/Songhees delivers waterfront walkways, lush green spaces, and incredible views. There's a distinctive West Coast feel to this community that explains why it's quickly become such a desirable place to live.



**\$715,000**

**Listed by:**

Ole Schmidt & Michelle Matheson

**Neighbourhood:** Vic West/Songhees

**Bedrooms:** 1 + den

**Bathrooms:** 1

**Living Area:** 889 Sq.Ft. (Strata Plan)

**Year Built:** 2023

**Taxes:** \$3,919 (Tax Year: 2025)

**Strata Fee:** \$504.89

**MLS:** 1030218

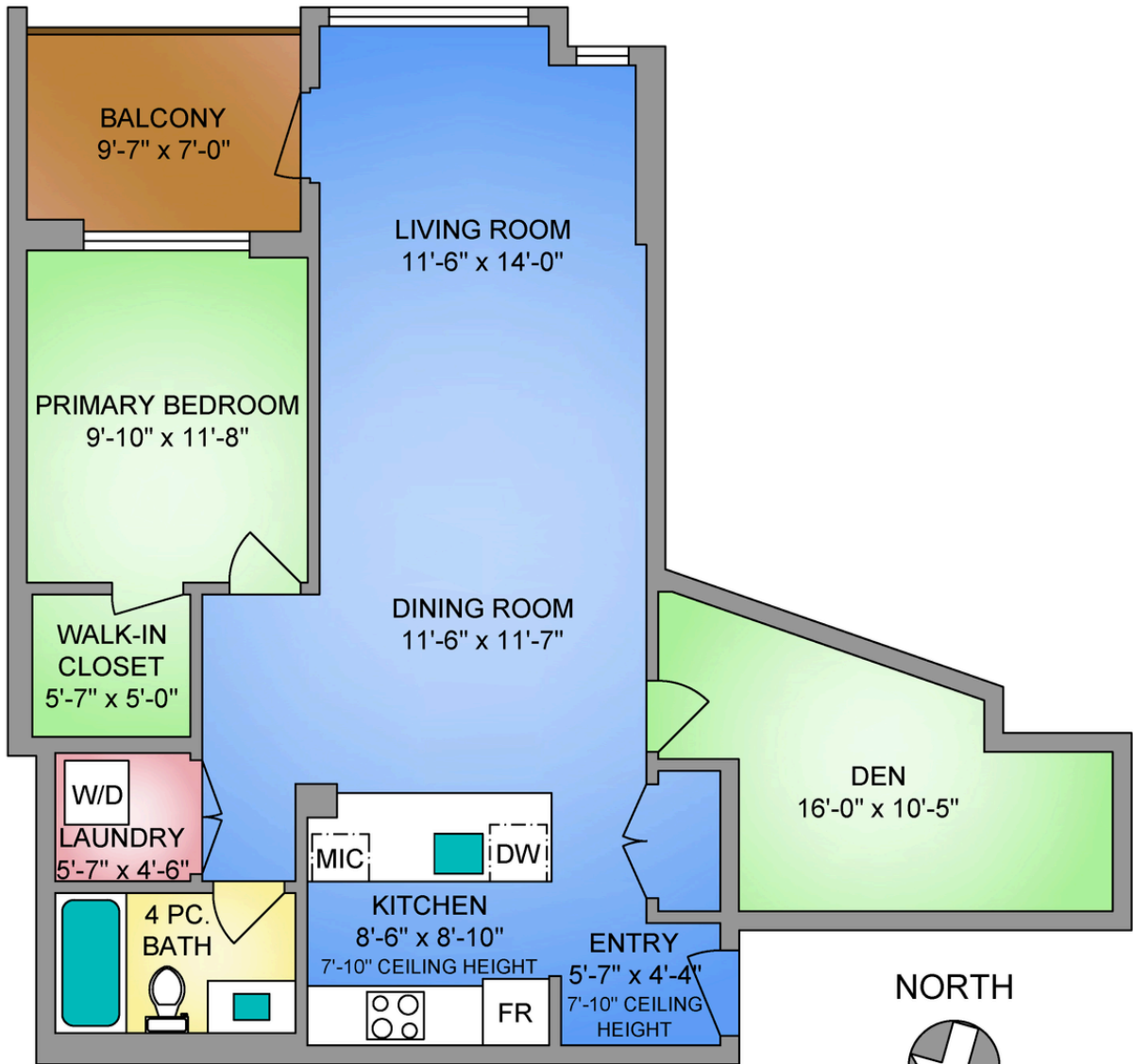
## 204-369 Tyee Rd

Welcome to Dockside Green - well suited to single professionals or couples seeking a true work-from-home layout. This spacious one-bedroom residence offers almost 900 sq ft of functional living, with a generous den that provides an ideal workspace and room for guests. Expansive windows fill the home with natural light, while the chef's kitchen features elegant cabinetry, gleaming countertops, and refined finishes alongside a spa-inspired bath. A private south-facing balcony offers a quiet outdoor retreat. Enjoy proximity to the Galloping Goose Regional Trail and a setting just outside Downtown Victoria that offers convenient access to the city while maintaining a relaxed neighbourhood feel. Stroll oceanfront pathways or visit nearby cafés, groceries, and amenities at Westside Village. Building amenities include a gym, bike service room, pet wash, resident lounge, and rooftop terrace with BBQs and sweeping views. EV-ready parking and separate storage included. Feel good about where you live.

UNIT 204 - 369 TYEE ROAD

889 SQ. FT.

8'-6" CEILING HEIGHT



NORTH



0' 3' 6'

SCALE

THE FOLIO GROUP



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



UNIT 204 - 369 TYEE ROAD		
APRIL 2, 2026		
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	889	66



## GET TO KNOW US



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

**William Johnson**  
REALTOR®,  
SALES TEAM

**Hannah Hayworth**  
REALTOR®,  
SALES TEAM

**Michelle Matheson**  
REALTOR®,  
SALES TEAM

### EMAIL

[Sales@CloverResidential.com](mailto:Sales@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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