

FOR SALE



CLOVER
RESIDENTIAL

PRESENTS

403-1015 Johnson St



DISCOVER

Downtown



Situated along Victoria's picturesque Inner Harbour, Downtown is a vibrant neighbourhood ideal for shopping, dining, and leisurely spending your day and night. Bike or walk, you're always near the waterfront as well as neighbouring urban villages.



\$649,000

Listed by:

Ole Schmidt & Michelle Matheson

Neighbourhood: Downtown

Bedrooms: 2

Bathrooms: 2

Living Area: 986 Sq.Ft. (Strata Plan)

Lot Size: 1,256 Sq.Ft. (Strata Plan)

Year Built: 1999

Taxes: \$3,334 (Tax Year: 2026)

Strata Fee: \$564.11

MLS: 1044213

403-1015 Johnson St

A rare 4th-floor corner penthouse loft offering the space, light and character of a house with the ease of downtown living. Soaring 17-ft ceilings, skylights and windows on two sides flood the open main level with natural light and cross-breezes. The high-quality 2023 renovation of this 2 bed, 2 bath home will impress the most discerning buyer: featuring engineered wood flooring, chef's kitchen island, quartz counters, wood cabinetry, Fisher & Paykel appliances and custom built-ins. Two updated bathrooms with heated floors, walk-in shower and soaker tub with bidet toilet. Upstairs, the loft bedroom opens to a private 196 sf south-facing deck with sweeping views. Pet-friendly strata allows 2 dogs, NO weight restrictions, with bike storage, nearby e-bike charging, Modo and Evo. Tucked back from the street, bordered by mature trees, this quiet corner is steps to shops, cafés, theatres, Beacon Hill Park, Dallas Road and the Inner Harbour. Building parking by strata waitlist and rented for \$100/mth.



HIGHLIGHTS

Large southwest-facing deck: a private, top-floor oasis perfect for entertaining, urban gardening, and enjoying sunset views.

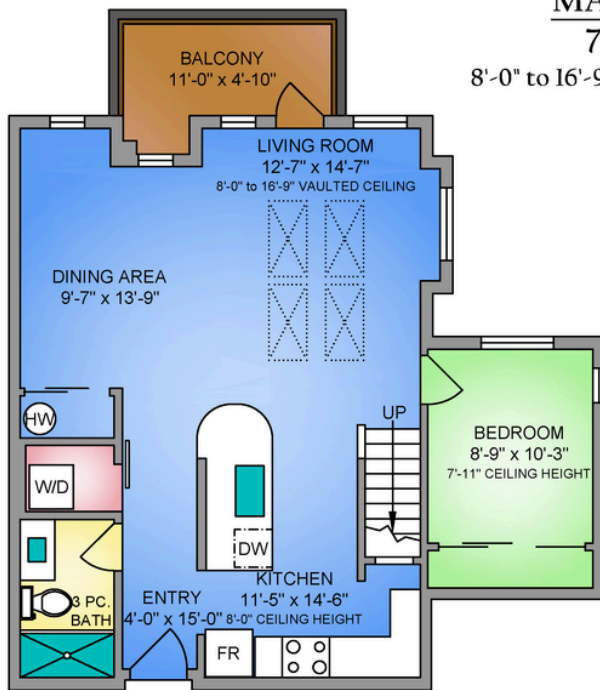
Pet haven: Large-breed dogs are welcome here; the Strata Bylaws allow up to 2 dogs with no weight restrictions. There are public green space options nearby and you are minutes away from the iconic Beacon Hill Park and much-loved Dallas Road Off-Leash waterfront walkway.

Walking paradise: Immerse yourself in Victoria's vibrant cultural hub. You are an easy stroll to local theatres, boutique dining, live music, Craigdarroch Castle, and the historic downtown core.

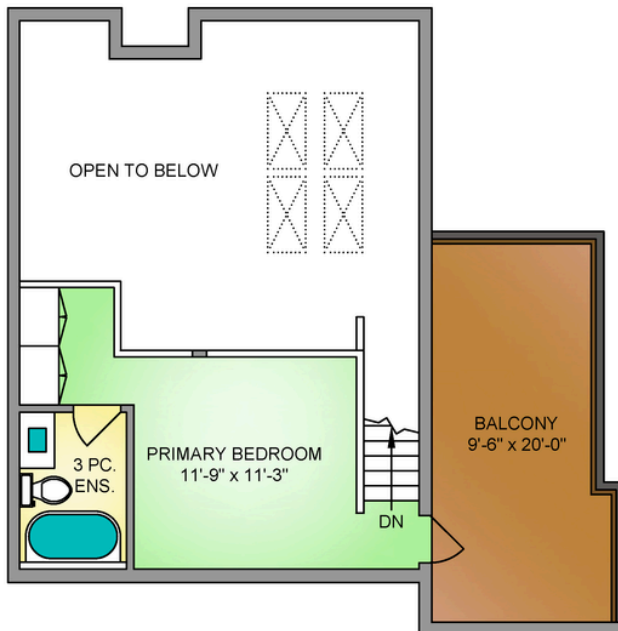
Cyclist's edge: Secure your ride in the building's underground bike room, accessible via secure key access. Ride an e-bike? You are just 2.5 blocks away from the dedicated e-bike charging stations at the 750 Johnson Street parkade, making green commuting a breeze.

Transit-Dense Hot Spot: Harris Green is a highly walkable, transit-dense pocket of downtown Victoria. With a bus-stop outside, dedicated MODO car-share pods within a 2-block radius, and location within the Evo Home Zone, you can effortlessly begin and end your trip on the street outside your door.

FLOOR PLANS



MAIN FLOOR
761 SQ. FT.
8'-0" to 16'-9" VAULTED CEILING



UPPER FLOOR
245 SQ. FT.
8'-0" CEILING HEIGHT

NORTH



0' 3' 6'
SCALE

UNIT 403 - 1015 JOHNSON STREET		
AUGUST 12, 2026		
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
MAIN	761	62
UPPER	245	176
TOTAL	1006	238



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VIRTUALLY STAGED



GET TO KNOW US



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