303-79 Gorge Rd. West

- Located in the well-run Cedar Shores with many amenities, including:
  - Pool room with pool, hot tub, sauna, & many windows letting in beautiful tree & sky views
  - Large social room with a full kitchen, plenty of seating & tables, and BBQ area
  - Gorgeous landscaping with several picnic and seating areas.
  - Tennis court
  - Indoor squash court
  - Bike storage
- Right next to the Gorge Waterway, with plenty of pathways, picnic/seating areas, & kayak/canoe launch areas
- 10 minute drive or 40 minute walk along quiet Gorge pathway to downtown
- Close to Kinsman Park, Tillicum Mall, Silver City Theatre, bus routes, and other amenities























Your Homeward Bound Real Estate Team
Rosemarie Colterman PREC* & Tom Oak
2541 Estevan Ave, Victoria, BC V8R 2S6
www.homewardboundbc.ca | 250 858-6064
*Personal Real Estate Corporation

Homeward Bound

ROYAL LEPAGE
Coast Capital Realty

Pictures and written descriptions of the home and neighbourhood appearing in this brochure are the property of Homeward Bound Real Estate and may not be reproduced without their permission.



BRIGHT & SPACIOUS

FULLY UPDATED 2-BED, 2-BATH CONDO

Private, Southwest-Facing Waterfront Location

Imagine sitting on your own private enclosed balcony while you watch the sun set over the water. This spacious condo faces right onto the Gorge Waterway & is a close jaunt to trails, parks, and amenities. The condo itself has been updated throughout, with a bright renovated kitchen (with eating bar), electric fireplace with granite surround, & updates to the two bedrooms & bathrooms. It is located in the professionally run Cedar Shores, with many amenities, including pool, hot tub, tennis courts, clubhouse, & BBQ areas.

2 | 2 | 1421

















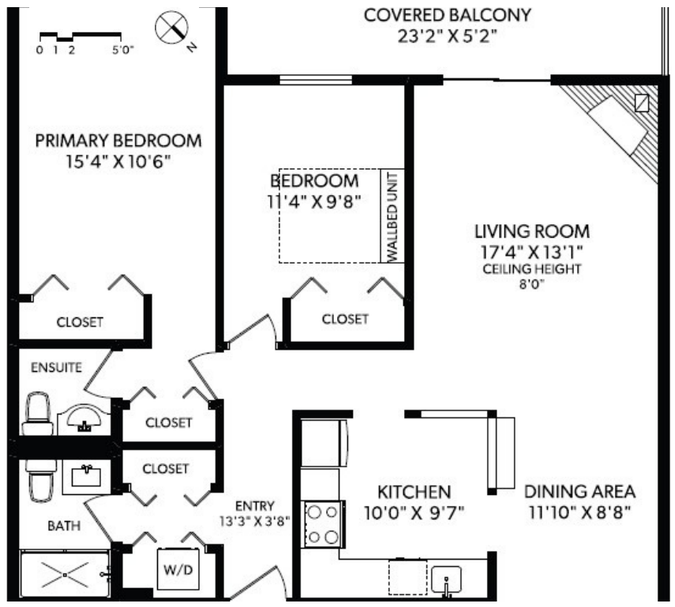

Bedrooms: 2
Bathrooms: 2

Total Sq. Feet: 1068
Taxes (2022): $2081



303-79 Gorge Rd. West

- Waterfront condo with southeast Gorge Waterway views from the covered balcony and wide windows
- Completely renovated kitchen with eating bar, quartz countertops & newer appliances including Bosch dishwasher & Samsung refrigerator & stove
- Spacious living room/dining room with electric fireplace w/ marble surround & hearth
  - Newer TV and mount included!
- Large primary bedroom ensuite & plenty of closet space
  - Window in bedroom recently replaced
- Secondary bedroom includes murphy bed in very good condition
- Both bathrooms with recent updates including newer bath
- Bosch washer & dryer included in unit
- Large covered balcony with gorgeous waterfront views
  - Hunter Douglas blinds included!
  - The well-run strata inspects balconies annually & updates them as needed
- Crown molding throughout
- Newer paint throughout in modern tones
- Newer carpets in living room & bedrooms
- Parking space included (with option to rent second one for a very reasonable price)
- Storage locker included
- No age or rental restrictions!

Your Homeward Bound Real Estate Team

Rosemarie Colterman PREC* & Tom Oak
778-433-6064 Office | 250-858-6064 cell
info@homewardboundbc.ca | www.homewardboundbc.ca
*Personal Real Estate Corporation

