

# WELCOME TO: 304-770 FISGARD ST

# \$ 479,900

DOWN TOWN VICTORIA



Area	Downtown
Bedrooms	1
Bathrooms	1
Floor Space	700
Built In:	2010
Taxes	\$2,321
Tax Year	2019
MLS#	420484
Parking	1 Space, Underground- Secure



To view interactive floor plans scan this QR code with your smart phone



## 304-770 FISGARD ST

Fantastic location in the historic Hudson. This south facing 1 bedroom and den has an open and contemporary design and 700 sq ft of living space. With 14ft exposed concrete ceilings, original concrete column and restored over height windows, this suite feels bright and spacious. Rift cut dark oak kitchen cabinets with integrated Miele appliances and oak engineered flooring. Lots of built in cabinets and large pantry plus good size den or office and in suite laundry. Bedroom with opaque glass sliders that close for privacy. Bath has soaker tub, shower, in floor heating and terrazzo tile flooring. Geothermal heating and cooling provide consistent comfort all year long. Amazing views from the 14,000 sq ft roof top deck. Soak up the sun on the lounges or picnic in the BBQ area. Parking and storage included. Two pets welcome and rentals permitted. This is a walk to wherever you want location, close to downtown, china town, shops and restaurants or shop in the Hudson Market just steps away.

## TRACY MENZIES

PEMBERTON HOLMES - OAK BAY

Each office is independently owned and operated

P: (250) 419-2075

2000 Oak Bay Ave  
menzies.tracy@gmail.com  
<http://www.tracymenzies.com>

