

Hip to be Here

This Premier Suite (#1 on the door and in every way) in "The Jigsaw" offers TWO secure parking spaces! Most importantly, it boasts a C-42 Live/Work Zoning, perfect for Entrepreneurs. This open-concept modern suite and lifestyle is affectionately known as the Firehouse because of the gas fireplace suspended high above in the Master Loft, and its twin located in the Great Room across from an outsized wall eminently suited to display a Jackson Pollock. The entertaining room has ample space for a table of ten or more. The hardwood floors are a highly-polished fir, and the kitchen just sizzles! Delicious sea air flows in through the Juliet balcony with its curved railing, and ever-changing view of vibrant Fort Street, close to all manner of Restaurants, Chic Boutiques, Galleries, Entertainment, Beach and Park strolls. Inside, notice the peace and quiet of this steel and concrete building; there are only six coveted Suites. Act now, and take advantage of the Victoria Vibe!



#201 - 1030 Meares Street
Victoria, BC



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Welcome to the Firehouse

Imagine coming home to this stylish condo—situated in the heart of vibrant Victoria, yet conveying the radical chic of New York or London. What a city this is! Victoria has morphed into a fabulous urban centre where IT is the rising economic powerhouse and A-listers like Ryan Reynolds and Johnny Depp are in town simultaneously, sharing selfies with adoring fans between lensing scenes for their next films.



Your new home overlooks Fort Street, aka Antique Row. Directly across the road is a shop right out of Dickens, a pleasant sight both day and night. Although your postal address is Meares Street, your condo overlooks vibrant Fort and is at the heart of Harris Green, rapidly becoming one of Victoria's most sought-after neighbourhoods.

Only two blocks away is the heart of it all—the downtown Bay Centre indoor mall and attraction centre. Its glass-fronted elevators provide a wonderful view of the sparkling blue waters of the Inner Harbour, thronged with pleasure craft and picturesque water taxis.



Downtown Vibe



On Government Street you'll be Instagramming scenes of historic Rogers' Chocolates which opened at its present location in the 19th Century and remains essentially unchanged. Government is quite the place for shopping—there are many excellent jewellers here about; you might consider purchasing imported linens from Ireland and Scotland or something to take home from the shelves of Munro's Books with its legendary connection to Nobel Prize winner Alice Munro.

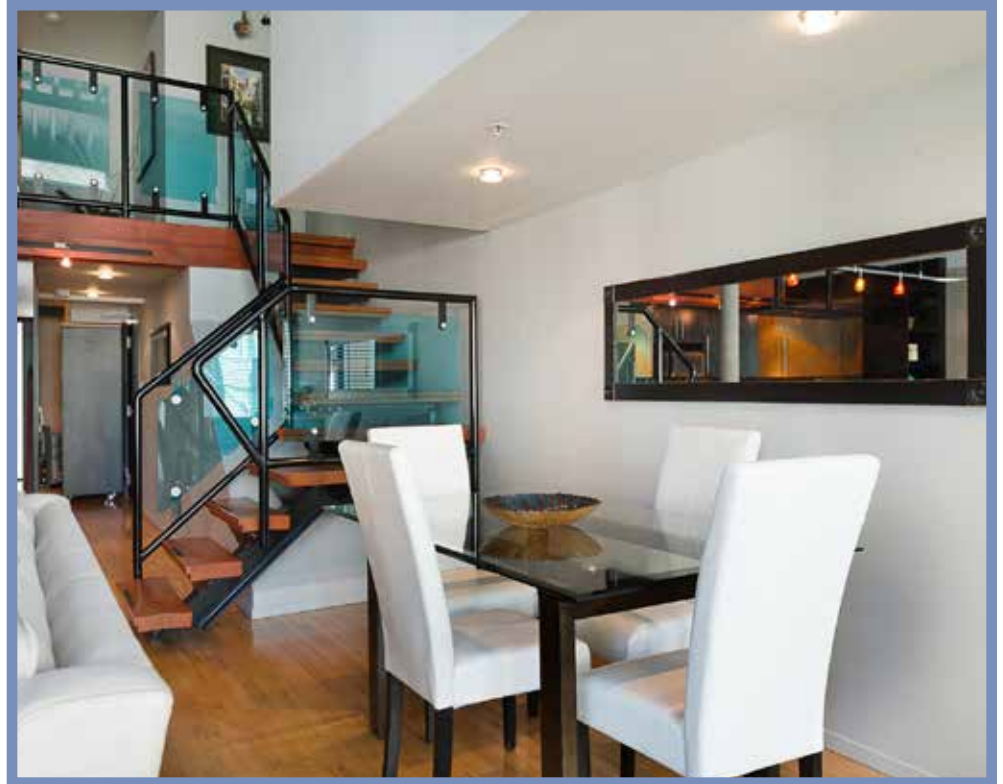
The windows of your condo rise two stories above, creating a visual pleasure. Directly outside are the five frosted globes of a light standard from the days of Queen Victoria, for whom the city is named. Throughout the summer the hanging flower baskets are vibrant with rich colours.



Open Concept

The interior of the condo is certain to ignite conversation. Your guests will be discussing the artful use of concrete as a design accent and also the sight of a gas-burning fireplace suspended high above, a jaw-dropping sight! Other chat-worthy features include the metalled ceiling and the tinted blue glass of the winding staircase.

This open-concept condo is affectionately known as the Firehouse because of the gas fireplace suspended high above and its twin, which is located at the base of a large wall that features an eye-catching cross—adding a somewhat spiritual dimension.



Directly across the room is an outsized wall eminently suited to display a Jackson Pollock or perhaps another artist who you may favour (many highly talented artists, writers and musicians have chosen to live in this city with its pleasant days and peaceful nights).

The living room has ample space for a table seating ten or more. The acoustics are pleasing, so conversation flows easily. Delicious sea air flows in through the open patio door—screens are not needed because mosquitoes and other biters are not found here (believe it or not!).



Arid & Serene

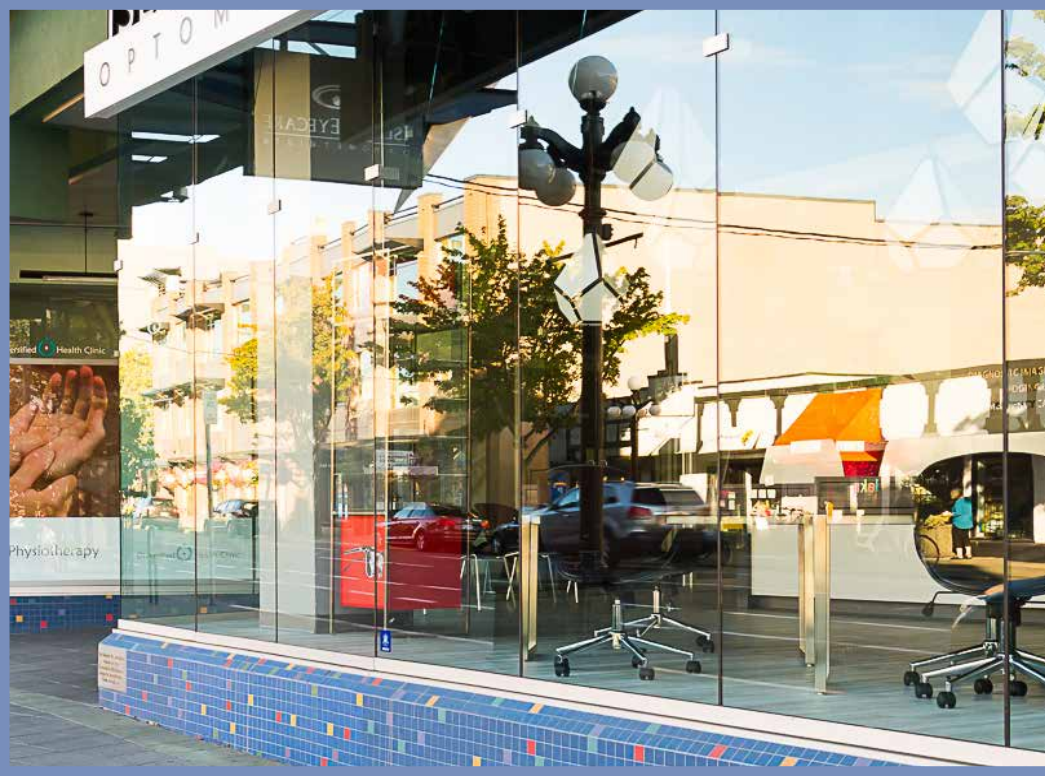


Another plus is the rain shadow effect of the Olympic Mountains across the strait in nearby Washington State. Thanks to this shadow the annual precipitation rate in Victoria is considerably less than that of nearby Vancouver.

An ideal place to enjoy your condo is outside on the Juliet balcony with its curved railing and ever changing view of busy Fort Street. Inside, notice the peace and quiet of this steel and concrete building; there are only six suites so there's a pleasing lack of chattering people in the hallway.

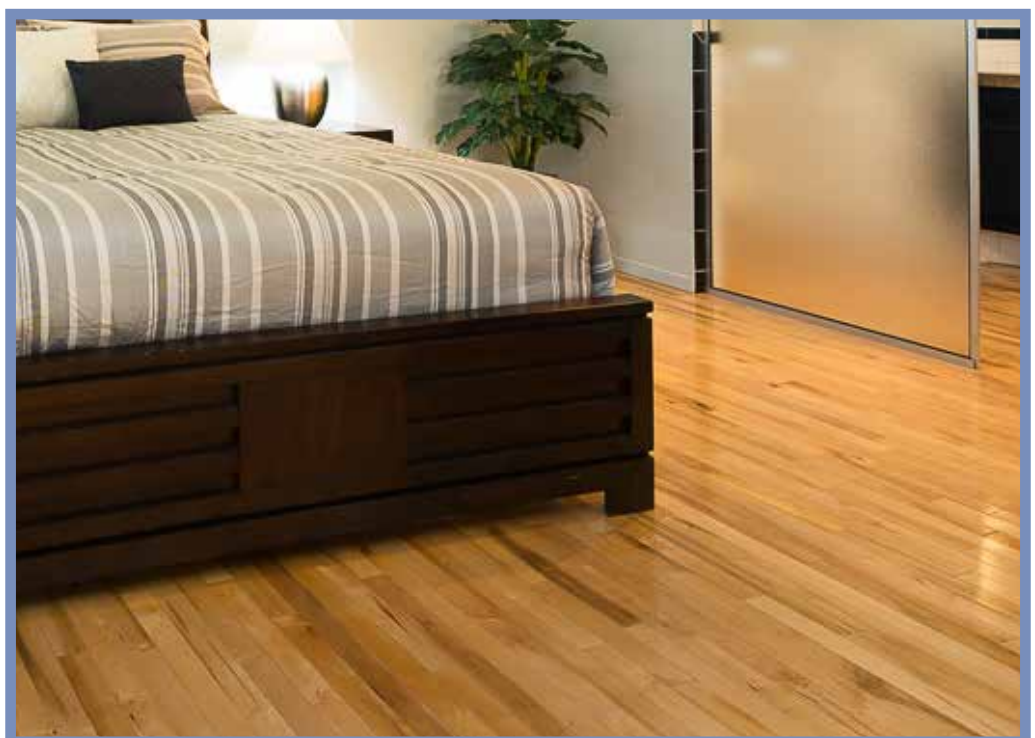


The Jigsaw

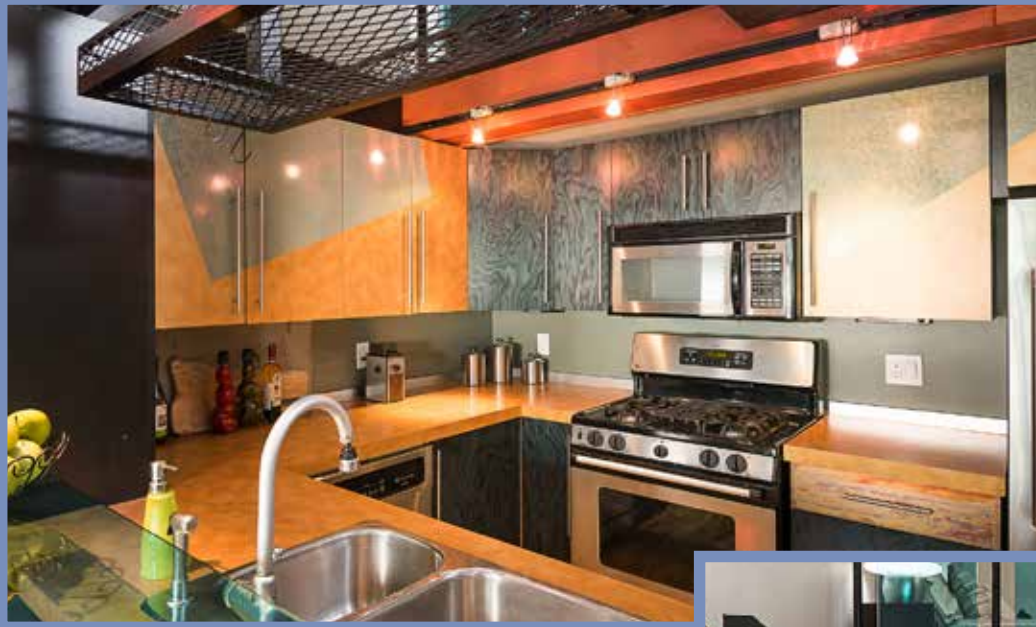


"The Jigsaw" offers such amenities as controlled entry, two indoor parking spaces, a 9-foot by 4-foot storage locker and high speed internet.

The hardwood floors are a highly-polished fir, very pleasant to the eye and easy to keep clean. The fir looks particularly vibrant in the morning sunshine that streams in through the condo's big windows, giving a bright and airy feel to the room. Far above, a ceiling fan turns silently.

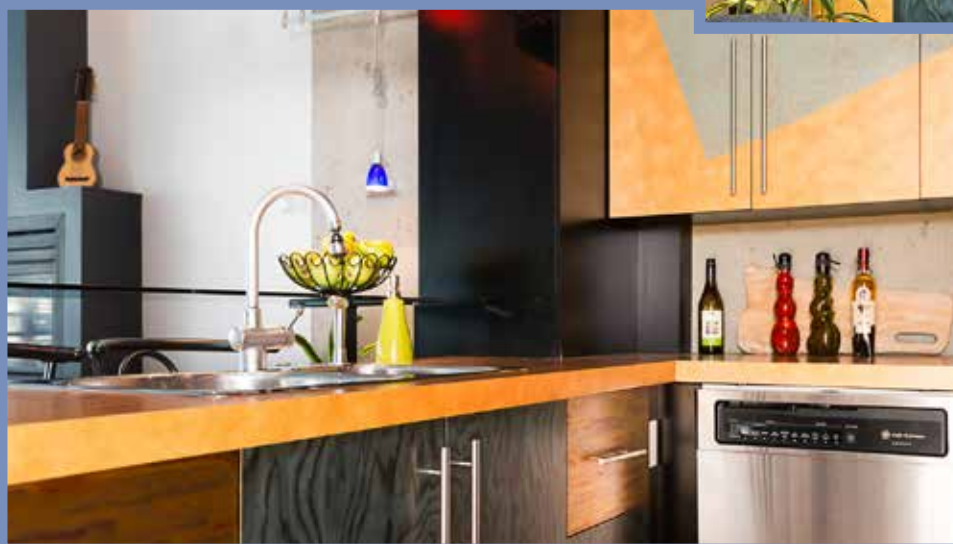


Modern Kitchen



While you prepare a meal your guests are close at hand and able to chat with you. They may be in the dining room or on a sofa in front of the fireplace, but you can easily visit with them as you move around the well-designed kitchen that offers the convenience of pull-out drawers along with quality appliances from General Electric.

The kitchen compliments the condo's open, feel-good vibe. It makes you cheerful! This is an airy, pleasant place. After dark, the kitchen lighting appeals with its red, yellow and purple patterns emanating from multi-coloured glass shades on the track lighting above.



Your guests may want to sit on bar stools at the glass counter, discussing the two-tone design on the cabinet doors and the handsome lines of the stainless steel refrigerator and pull-out freezer. Mounted above the gas stove is a large microwave offering the cook many options when preparing a meal. Later, when it's clean-up time, the GE dishwasher is conveniently located to help speed the process.

The Upper Level

A step away from the kitchen is a fine-looking wooden staircase leading to the master bedroom and ensuite. Flanked by glass panels shaded a pleasing blue-green turquoise, the staircase is pleasing to the eye.

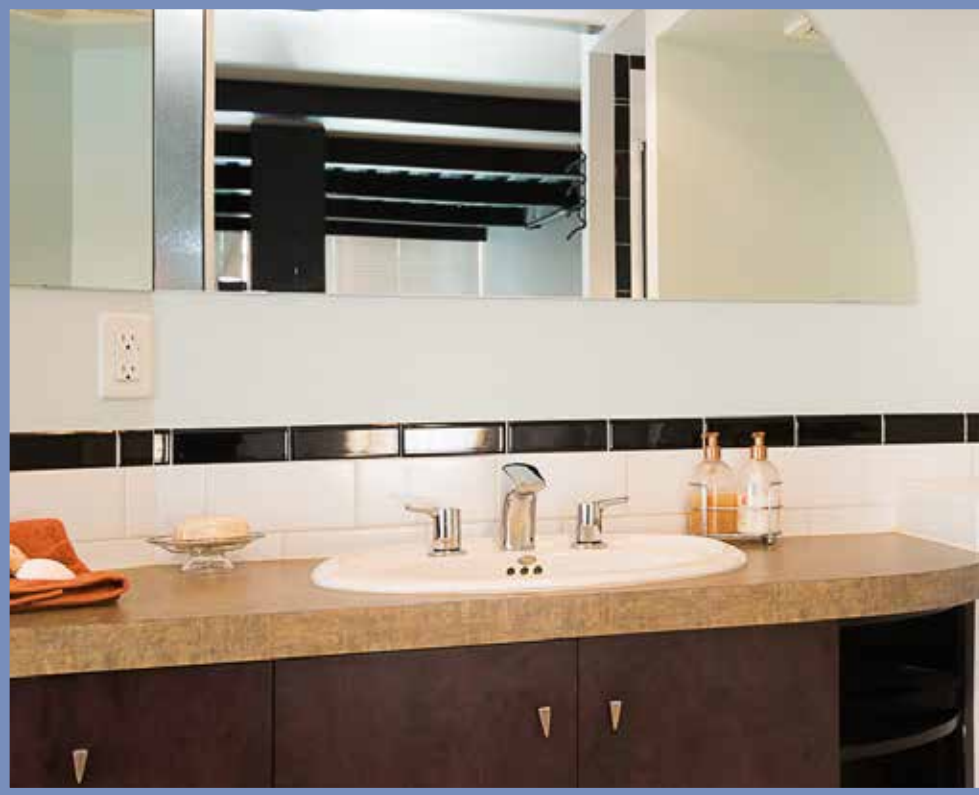


The master bedroom has ample space for a king-size bed. It's a pleasant room, with its polished fir flooring radiating warmth and light. The large walls are ideal for displaying artworks. The cosiness of the room is enhanced by the golden flames of the gas fireplace, which is the reverse face of the fireplace suspended above the living room.

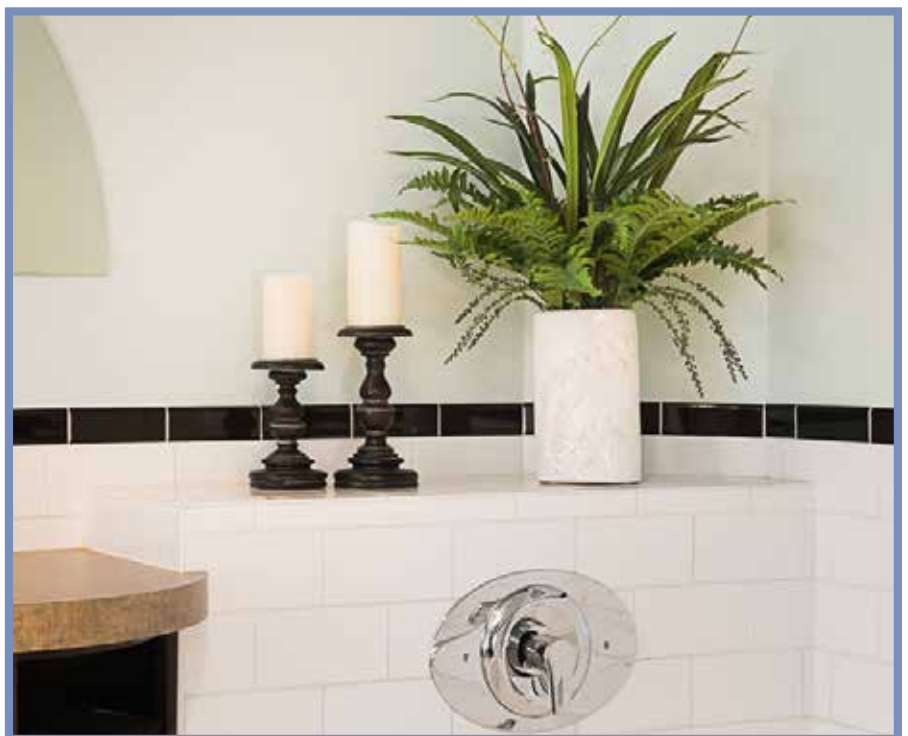
Looking down from here, there is a welcome sense of space and light thanks to the living room's massive windows. Within the master bedroom this bright and airy mood is enhanced by a large panel of mottled glass that serves to divide the bedroom from the ensuite with its flooring of polished fir.



The Ensuite



Within the ensuite bathroom, mottled glass is also a design feature of the large walk-in shower. Above the sink and counter is a double mirror shaped to suggest the flow of light and energy. Below, ample cupboard space is provided. White tiles surround the curved soaker tub which offers shelves with more than ample space for a wine bottle and glasses along with a romantic display of flowers redolent of the scents of outdoors.



Second Bed & Bath



Near to the kitchen downstairs is a second bedroom that could function as an office in this home/work setting. A large, wheeled wardrobe is provided. It has pull-out drawers below and lots of space for clothes—or it could be converted to shelving for office use.



Adjoining the downstairs bedroom is a bathroom with a walk-in shower and a very large floor to ceiling mirror that measures almost seven feet high by three feet across. Also nearby is a large storage closet and an alcove that contains a General Electric washer-dryer combination.



The Neighbourhood



Fort Street has many shops displaying antiques, bicycles, furniture and books. Restaurants like Café Brio and the Blue Fox earn high praise from Trip Advisor. Only a short walk away are such superb pubs as the Irish Times and the Bard & Banker, located in a heritage building where world famous Klondike poet Robert Service once toiled as a bank clerk.



Children find lots to do in this neighbourhood. The Bug Zoo and Miniature World are attractions that please all ages. Short blocks away from the Firehouse, across from Christ Church Cathedral, are the space-age attractions of a new toddlers' playground.



In Beacon Hill Park enjoy the Children's Zoo, the wading pond with its outsized watering can and of course the peacocks that pose for pictures with their brightly-coloured plumage on proud display.

For the athletically inclined, check out the wide variety of equipment available at Robinson's Sporting Goods and MEC (Mountain Equipment Coop). The Inner Harbour offers a pleasant, protected waterway for kayakers while many other activities are readily available in this region—including snorkelling, hiking, rock climbing and mountain skiing.

The City



Within walking distance is Royal Athletic Park, home of the summer-collegiate HarbourCats baseball team. Also nearby is a modern arena where the rising young stars of the Victoria Royals swoop and dart across the ice to the cheers of their many fans. Such stars as Beyonce and Shania Twain perform in this arena or at the Royal and McPherson theatres, both a short walk from your condo.

Victoria and the Saanich Peninsula have many restaurants known for fresh seafood and a variety of other culinary treats. Artists of quality—think Robert Bateman and Robert Amos—live in the area and display their art in local galleries. The theatre scene is vibrant and the clubs are lively. Outdoor activities from golf to windsurfing abound; not far away, up the island, go for skiing and snowboarding at Mount Washington or head for the 2010 Winter Olympics venues at Whistler, north of Vancouver. A picturesque way to cross the Salish Sea between Victoria and Vancouver is aboard the recently-inaugurated V2V catamaran.

A Helijet service operates out of Victoria, ready to whisk you over to Vancouver to catch performances by the biggest names in entertainment or to see the best of hockey at Rogers Place, home of the NHL's Vancouver Canucks. If you are a surfer, grab a flight to Tofino on the west coast of Vancouver Island—here there is a vast sandy beach and big waves that roll in endlessly from the open Pacific.

Also close by is Seattle which has wonderful opera and theatre along with many other cosmopolitan charms, not to mention the excitement of catching the Mariners and Seahawks in action. Washington State and dazzling Seattle can be reached on car ferries from either Sidney or the downtown Inner Harbour. Or consider travelling aboard a luxury Victoria Clipper catamaran with year-round passenger service, harbour to harbour, between Victoria and Seattle.

With many festivals, both summer and winter, ranging from buskers to the fringe and an annual classic boat show, there is so much to see and do in this wonderful place. Living here is a joy

Property Features

PID:	026-330-920	Kitchens:	1
Plan:	VIS5087	Flooring:	Hardwood
Lot:	17	Heating:	Baseboard
Land District:	57	Fuel:	Gas
Taxes:	\$2,327 (2016)	Fireplace:	2
Approx. Lot Size:	1,078	Exterior Finish:	Concrete Block
Year Built:	2001	Roof:	Torch On
House Area:	1,044 ft ²	Parking:	Underground
Main Floor:	726 ft ²		2 parking spaces
Upper Floor:	318 ft ²	Decks & Patios:	Balcony
Bedrooms:	2	Water:	Municipal
Bathrooms:	2	Waste:	Sewer



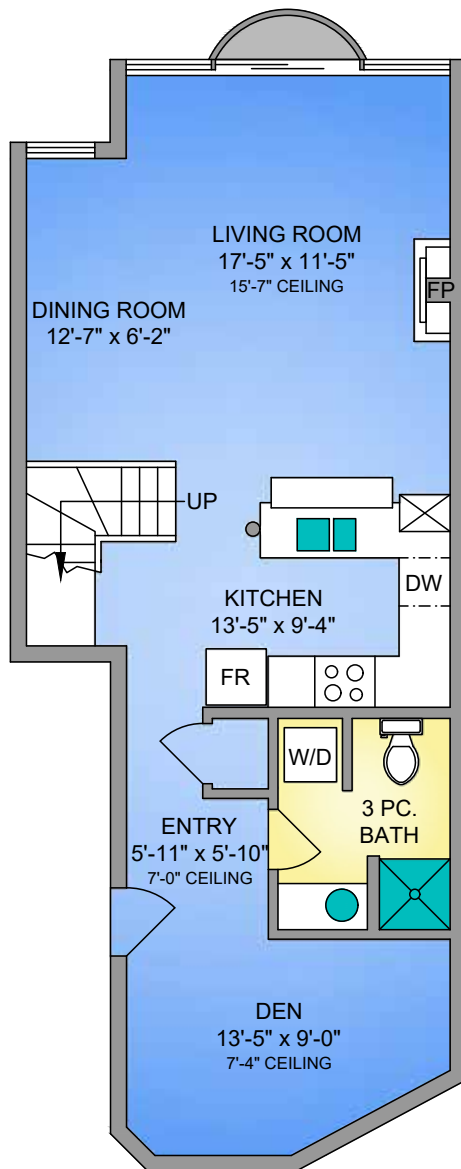
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If information is important, please acquire an independent verification.

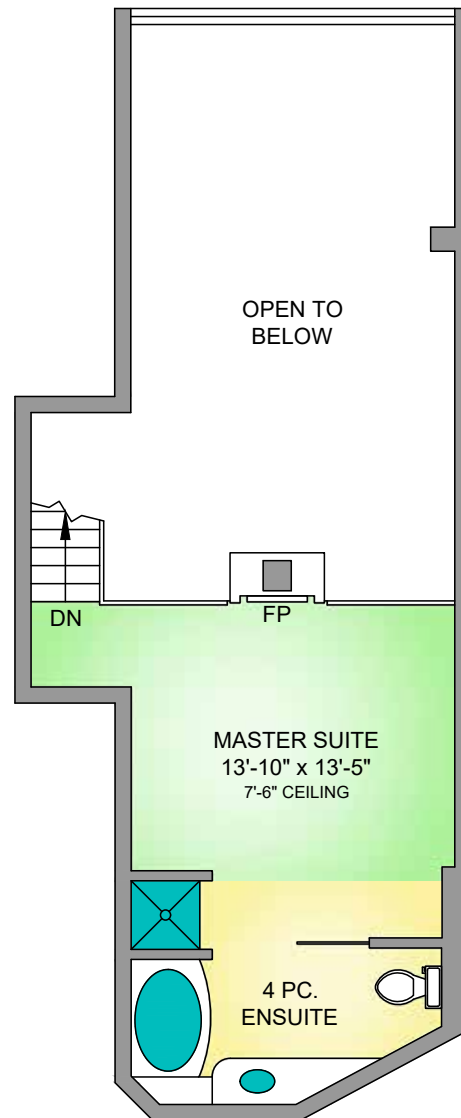
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Floor Plans

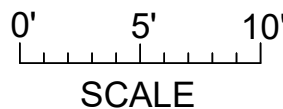
MAIN FLOOR
726 SQ. FT.



UPPER FLOOR
318 SQ. FT.



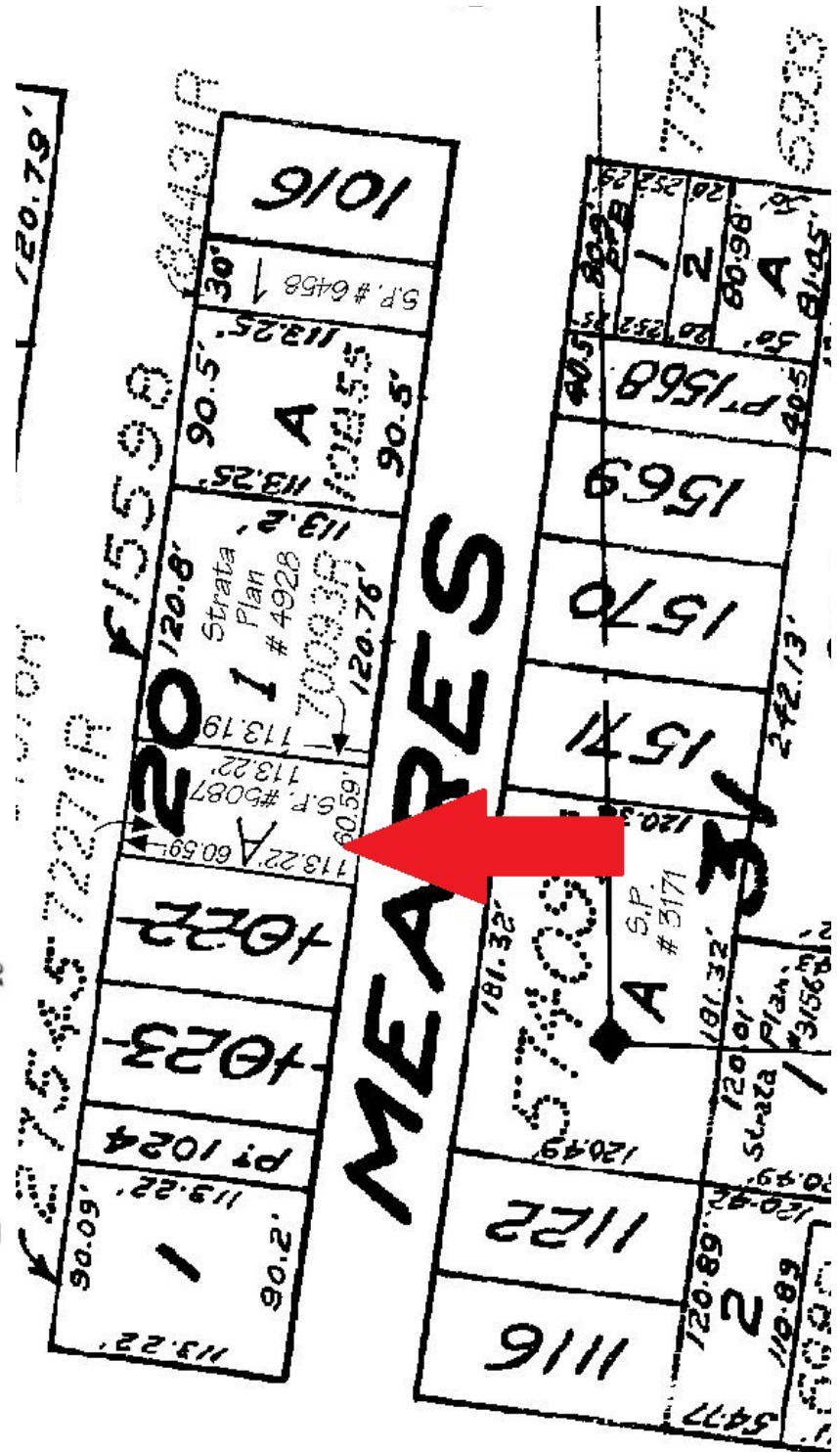
NORTH



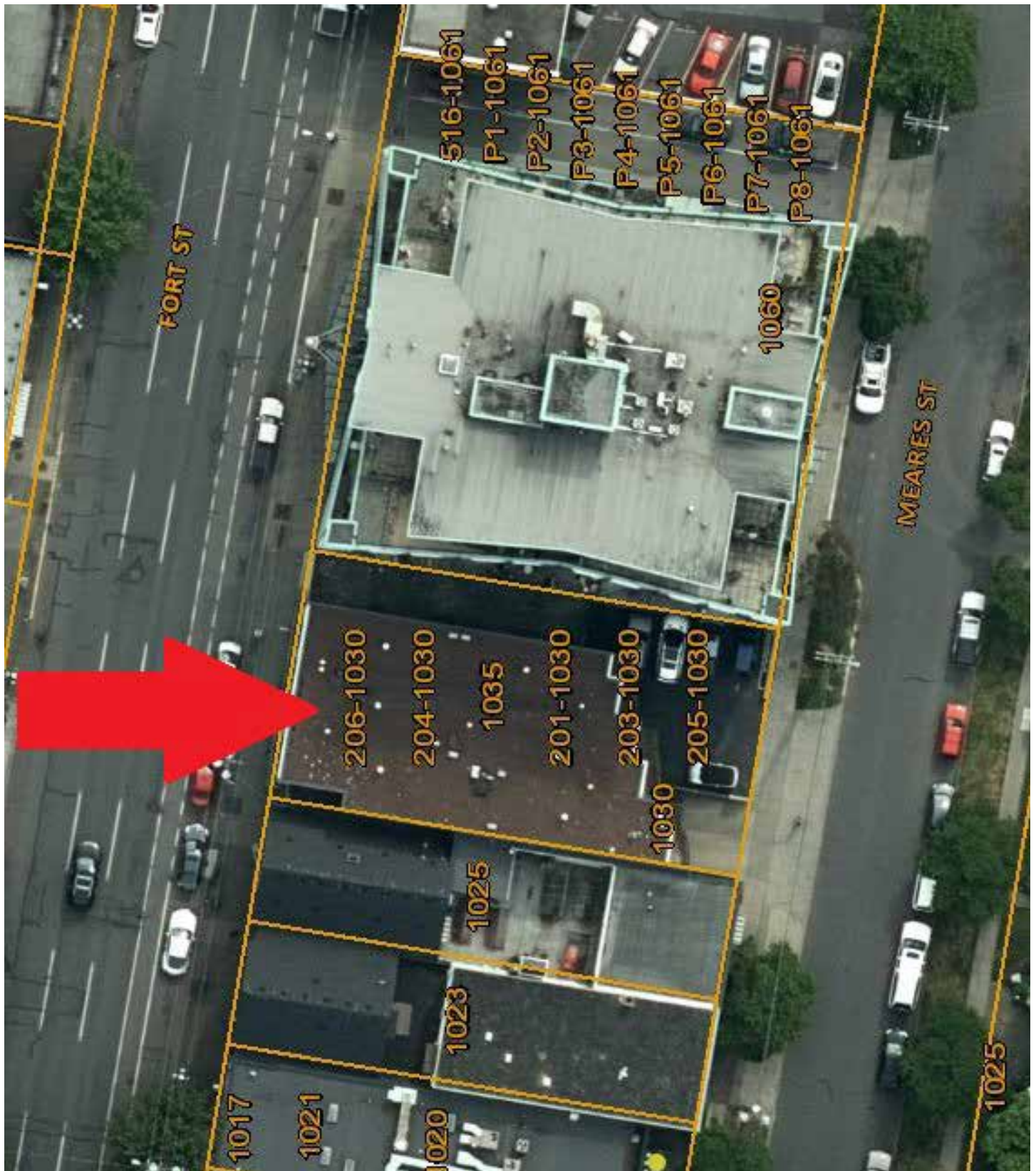
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UNIT 201 - 1030 MEARES STREET SEPTEMBER, 2017	
PREPARED FOR THE EXCLUSIVE USE OF IAN HEATH & MARILYN BALL PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.	
FLOOR	AREA (SQ. FT.)
MAIN	726
UPPER	318
TOTAL	1044

Neighbourhood Lot Plans



Aerial View





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