



1085 TILLICUM Rd 404 Esquimalt BC

\$715,000

Welcome to GORGE POINTE: family-friendly, remediated, gated community on the Gorge Waterway w/ a PRIVATE DOCK FOR RESIDENTS. 1157 sq ft condo w/ 2 well-separated bedrooms, 2 full bath, in-suite laundry, 19'x6' balcony with unobstructed water views over the famous "reversing falls". Updated & ready for immediate occupancy. Skylight fills the space w/ natural light & a cozy gas fireplace that ensures winter comfort. Primary Bedroom fits king-sized bed & features 2 large closets & 4-piece ensuite. Residents of Gorge Pointe enjoy a wide range of amenities: fitness room, social room, workshop, guest suite & walk-on waterfront for waterway activities. Steps to parks (walk under bridge!), groceries, restaurants, great cycling and transportation routes. At only \$618 per sq ft compared to \$989 per sq ft for the new build, the math works here!

Listing Presented By:



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Newport Realty Ltd.

susannacrofton@gmail.com

RE/MAX SCOTT FRASER
Ocean Pacific Realty EACH OFFICE OWNED INDEPENDENTLY

RE/MAX Ocean Pacific Realty

2230A Cliffe Ave., Courtenay, BC,
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca