



# 445 Head Street FH14 Esquimalt British Columbia

\$985,000

Climb aboard this home which is 'Naught a Boat! Your premier waterfront retreat is just a short walk to the downtown core of Victoria. This float home epitomizes coastal living, boasting three levels of exquisite craftsmanship and design. Upon entry, you are greeted with a large foyer and central sitting room. You will also find a bright bedroom, 3-pc bathroom, an office, stackable laundry, a small patio for water access and an abundance of oversized windows for plenty of sunshine and incredible views. Follow the winding hardwood staircase to the 2nd level where you will find a spacious open concept living/kitchen/dining room as well as a convenient second 2-pc bathroom. Indulge your culinary passions in the bespoke kitchen featuring top end Bosch appliances, Kohl fixtures, custom tiled backsplash, pot lighting, breakfast bar island and sleek soft-close cabinetry. Each end of this floor has a balcony to experience the waterfront lifestyle. Enjoy the comforts of Hydronic heated tile flooring, the warmth of Brazilian hardwood and the ambiance of a gas fireplace in the expansive living space with 9' ceilings. Heading up to the 3rd level, you'll find the Primary Suite which is a sanctuary of serenity. The Master Bedroom offers cascading skylights, custom storage solutions and a luxurious ensuite bathroom for ultimate relaxation. This floor is surrounded by balconies with stunning panoramic views and a front-row seat to marine life. The exterior boasts low-maintenance hardiplank siding, Pella doors and windows and a sturdy concrete foundation. 200amp service, natural gas for all the conveniences of a land based home. \*Parking for 1 car \*Tie up your personal watercraft up to 18' to the front of your home. \*Bike storage is also conveniently at the front door. The ultimate location with all amenities, dining, shopping and recreation all within walking distance. Live the ...

Listing Presented By: 

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Royal

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Balcony 27'1 x 9'2

Sitting room 12'3 x 11'0

Balcony 8'7 x 2'0

Storage 8'1 x 8'4

Balcony 21'7 x 10'1

Entrance 9'0 x 7'5

Bathroom 9'5 x 6'4

Porch 6'1 x 8'1

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Primary Bedroom 14'9 x 17'0

Utility room 8'5 x 6'8

Patio 11'4 x 6'2

Bathroom 8'5 x 9'4

Office 9'7 x 12'0

Bedroom 9'7 x 12'5

Bathroom 4'9 x 7'3

Balcony 15'1 x 6'5

Sitting room 11'2 x 7'3

Kitchen 11'11 x 12'4

Living room 16'2 x 16'4