



Shutters Spa & Residences

*# 206 - 68 Songhees Road
Offered at \$662,500*



For more information or a private showing, contact:

Sylvia Therrien

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1286 Fairfield Road
Victoria, BC, V8V 4W3



Incredible open ocean views, bright living spaces & resort-like amenities is what awaits you at Shutters Spa & Residences.

This Southwest facing 3 bed, 3 bath ocean-view suite offers 1,278 sq ft of luxurious living and features a bright, open kitchen, cozy living area spilling out onto a generous patio, and luxurious spa-quality bathrooms.

The deluxe, glassed-in washroom in the master bedroom features a deep soaker tub, marble tile & decadent heated flooring.

Enjoy a stroll to Victoria's highlights; Songhees Walkway, the Inner Harbour, Royal BC Museum, and a multitude of art galleries, shops & restaurants, or enjoy a harbour ferry right from your doorstep, at Shutters Residences & Spa, you are in the heart of it all.

With additional features such as secured underground parking, additional storage, fitness facilities, hot tub, sauna, pool and concierge service, the opportunity to own in this exceptional new building won't last.

Offered at
\$662,500 (Cdn)



Interior Home Features

- Unobstructed Ocean-Views
- Open Hallways to Entry
- Large Patio off Living Room
- Gas BBQ Outlet
- Fireplace
- Floor to Ceiling Windows & Frosted Privacy Glass
- 9' Ceilings
- Engineered hard-wood floors
- In-suite laundry
- European-style Cabinetry with self-closing drawers
- Gas Range
- Wine Fridge
- Island with Eating Bar
- Ample cupboard space
- Pot-lighting
- Stainless-steel appliances:
 - * Range & designer hood fan
 - * Built in Oven
 - * French Door fridge with bottom-mount freezer
 - * Energy Efficient Dishwasher



Bedrooms & Bathrooms

- 3 Bright Bedrooms
- Each Bedroom has own En-suite
- Large Walk-in Closet in Master
- Luxurious Frosted Glass Ensuite with Soaker Tub

Additional Features

- Ocean-view Swimming Pool
- 2 Outdoor Saunas
- 2 Open-air Hot tubs
- Fitness Facilities
- Concierge Service
- Underground Secured Parking
- Underground Secure Storage





Voted Best City in the Americas (twice) by Condé Nast Traveler, Victoria is a city of sophistication, history, and natural beauty.

You'll find that Victoria offers all the amenities of a large city, shops, galleries, museums, gourmet dining, but without the hurried pace.

Your home at Shutters Spa & Residences is ideally situated to explore Victoria's charming city and natural parks, while enjoying the quiet resort atmosphere just beyond the bustle of the city.



MLS Fast Facts

Sub Class: Condo
 Built: 2007
 Materials: Steel & Concrete
 Heat: Baseboard
 Fuel: Electric, Gas
 Layout: One Level
 Beds: 3 Baths: 3
 Fin Sq Ft: 1278

2011 Taxes \$3,663
 2011 Assessment - \$581,000
 Rentals: 1 month minimum
 Pets: 2 small dogs or 2 small cats or 1 small dog and 1 small cat
 Monthly strata fees: \$452.52
 Views: Ocean, Mountains, Inner Harbour, City



3 Bedroom, 3 Bathroom
 1278 sq ft



For further information or a private showing, contact:



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Sylvia Therrien has helped clients buy and sell luxury properties on Vancouver Island since 1994, offering a customized approach to marketing and a solid understanding of the local market.

'Experience the value of experience.'