



## Welcome to 207 - 1211 Beach Drive

*Charming Oak Bay Waterfront with Stunning Ocean and Mountain Views*



For more information, contact:

**Sylvia Therrien**

Personal Real Estate Corporation, Newport Realty

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1286 Fairfield Road  
Victoria, BC, V8V 4W3



## *Exceptional waterfront townhome in the heart of South Oak Bay*

### **TWELVE ELEVEN BEACH**

Ideally located walking distance to Oak Bay marina, Victoria Golf Club, Windsor Park as well as restaurants and shops on “the Avenue.”

The private, sunny garden patio at your front entry takes you through your front door where you are immediately presented with dramatic and sweeping ocean views.

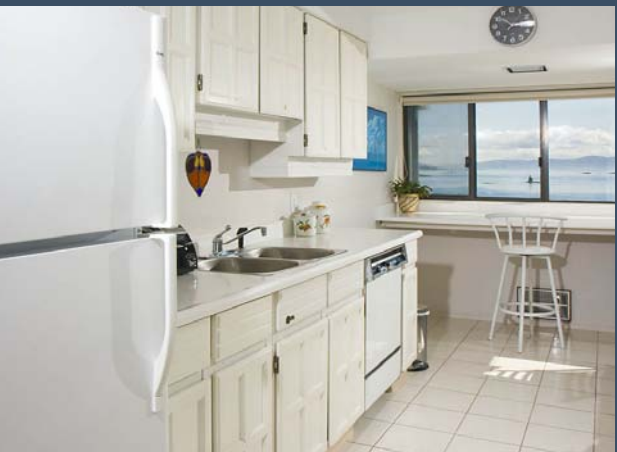
The bright, open floorplan with spacious dining and living area with fireplace, provides access to a wide balcony overlooking the beach and water.

Features of this delightful home include kitchen with eating island overlooking the ocean, in-suite laundry, 2 terrific bedrooms, walk-in closet and 2 full bathrooms.

A unique opportunity to purchase a prime waterfront property.

#### *Other home features...*

- concrete & steel building
- quiet, no-thru street
- beside the new Oak Bay Beach Hotel/Residences
- pet friendly
- underground secure parking and additional storage





## *MLS Fast Facts*

Square Feet: 1,372

Number of Bedrooms: 2

Number of Bathrooms: 2

Number of Fireplaces: 1

Interior Features: Breakfast Nook, Dining-Living Combo, Flrs/Lino, Flrs/Tile, Ensuite, Laundry, W/W Carpet

Fuel: Electric

Heat: Baseboard, Fireplace

2011 Assessed value: \$666,500

2010 property taxes: \$3,387

2011 Monthly Strata Fee: \$287

Year built: 1972

**Listing Price: \$699,000**





## *The Location*

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

The vibrant neighbourhood of Oak Bay, called Victoria’s Seaside Village, features beautiful green spaces, miles of serene coastline and breathtaking mountain views.

Enjoy the quiet charm of Oak Bay Village or take in a day of outdoor adventure - kayaking, sailing, fishing, golfing, hiking or biking - all just minutes away.

And with Victoria’s lively downtown filled with shops, restaurants and cafes just a short 10 minute drive away, owners at Twelve Eleven Beach truly enjoy it all.



**Sylvia Therrien**  
Personal Real Estate Corporation

The Value of Experience.

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

*‘Experience the value of experience.’*

To view full details of this property and other Vancouver Island luxury waterfront properties, visit [www.LuxuryWaterfront.ca](http://www.LuxuryWaterfront.ca)

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# 207 - 1211 Beach Drive



UNIT 207  
1372 SQ.FT

PREPARED FOR THE EXCLUSIVE USE OF  
SYLVIA THERRIEN OF NEWPORT REALTY

MEASURED ON: 06/17/11  
DRAWING FILE: 09428

**Tafe Measure** VICTORIA, B.C.  
Ph. 883.8894  
www.tafemeasure.com

	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
UNIT 207	1372	0	1372
TOTAL	1372	0	1372
BALCONY	0	158	158
PATIO	0	186	186

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