

CHELSEA

\$659,000

309-999 BURDETT AVE

Luxury, Quality and Location



CHRISTINA ELLIS





Unparalleled quality and construction! Chelsea exemplifies the best in classical architectural detail, modern building technology, and elegant interior design.

Recently completed, Chelsea Residences provide a perfect balance of modern convenience and historical detail. The development is surrounded by beautiful heritage brick wall which dates back to the late 1800s. The wall brings a sense of history and character to all Chelsea Resi-

dences. The entrance is framed by two refurbished coach lanterns, which provided the perfect introduction to this historically relevant new development.

Chelsea sits adjacent to the Christ Church Cathedral and the Mt. Saint Angela's Nun's residence. The English-Style inner courtyard features a heritage black walnut tree which towers above the newly planted pink-magnolia and dogwood trees. One can sit in the private garden and enjoy the tranquil water fountain and beautiful recycled stream.

The attention to detail and thoughtful design is quite evident. In fact, the landscape design of the inner courtyard was inspired by a famous Frank Lloyd Wright design. The combination of the heritage wall, tree and impeccably designed and completely private courtyard make this property a rare and exciting opportunity!



Chelsea was constructed using only the best building technologies. Built using concrete, steel and glass this development exemplifies quality of workmanship. No expense was spared when constructing this breathtaking Residence.

One of the ways the quality of construction is most evident is through the sound-proofing technology.



Between each floor a solid layer of concrete has been laid. Atop the concrete, rubber matting is used to absorb any additional sound. Engineered hardwood floors and 100% wool carpeting is used to finish the interior space. This system of sound proofing has been tried and tested in other luxury developments and will ensure privacy and quiet to the new owner of 309-999 Burdett Ave.

The quality of the building materials, and construction allow for peace-of-mind. Chelsea was developed by Concert Properties and built by Campbell Construction. Both companies have reputations of integrity and quality.

Campbell Construction is a local company, who has won numerous awards for their workmanship. Campbell is an industry leader and is responsible for the successful project management and general contracting for hundreds of local Victorian construction projects.



Concert Properties is a Vancouver based diversified development company. Concert has built over 6000 condominium housing units and is a recognized industry leader. Concert has a reputation for building high quality and luxury developments. Locally, Concert has built Belvedere, Astoria, 365 Waterfront and The Marriott Hotel.

The list of awards won by Concert Properties is extensive and impressive! Concert has been awarded Best Home Builder in BC by the Canadian Home Builders' Association as well as the highest industry honour– the Grand SAM Award. Concert's last residential development in Victoria, Belvedere, was awarded numerous CARE awards in 2007 including, Best Condominium/ Mixed Use Development and Best Customer Service.

309-999 Burdett is a solid investment and a quality home built by some of the industries most reputable companies. With such impressive organizations backing your home and investment the owner of 309-999 Burdett will be provided a home warranty package that is next to none. The warranty protects against water penetration for 6 years, a full two years for workmanship and materials and ten-year structural coverage. Concert provides a 24 hour customer care line that can be called if any issues arise.



The interior of 309-999 Burdett is amazing! The home has been finished with the utmost care and detail. The main living areas boast engineered oak floors. The walls have been painted in designer neutrals and the ceilings have an architectural finish. The center piece of the living room is the quartz framed, efficient and clean electrical fireplace. The living room allows for access to the large and private east facing patio.

The kitchen has been designed to allow for optimal counter space. The design is efficient and clean with quartz counters, and beautiful glass backsplash. The cabinets have been under-lit to provide additional light and the reflection off the glass tiles provides an amazing effect!

Enjoy high-end Kitchen Aid Architectural Series appliances. Kitchens are equipped with glass cook-tops, energy star rated dishwasher and fridge. Built in convection wall oven and microwave and powerful slim-line hood fan.

This home provides additional storage through the built in oak pantry system. Unique to this floor plans the cabinet space has been increased through the beautiful pantry. All drawers are soft-closing and cabinets have been created using real oak.

The spa-like bathrooms provide an elevated sense of luxury to 309-999 Burdett Ave. The main bath is finished using ceramic tile, quartz counters and designer fixtures. The master bath provides a deep-soaker tub, double sinks and under-lit cabinets. The neutral palette allows for the natural beauty of the tile and quartz to shine.

The den of this home allows for a private retreat. The den is finished using oak floors and beautiful frosted french-doors. Both bedrooms are laid out on opposite sides of the floorplans to allow for optimal privacy. Enjoy oversized closets and plush 100% wool carpeting.

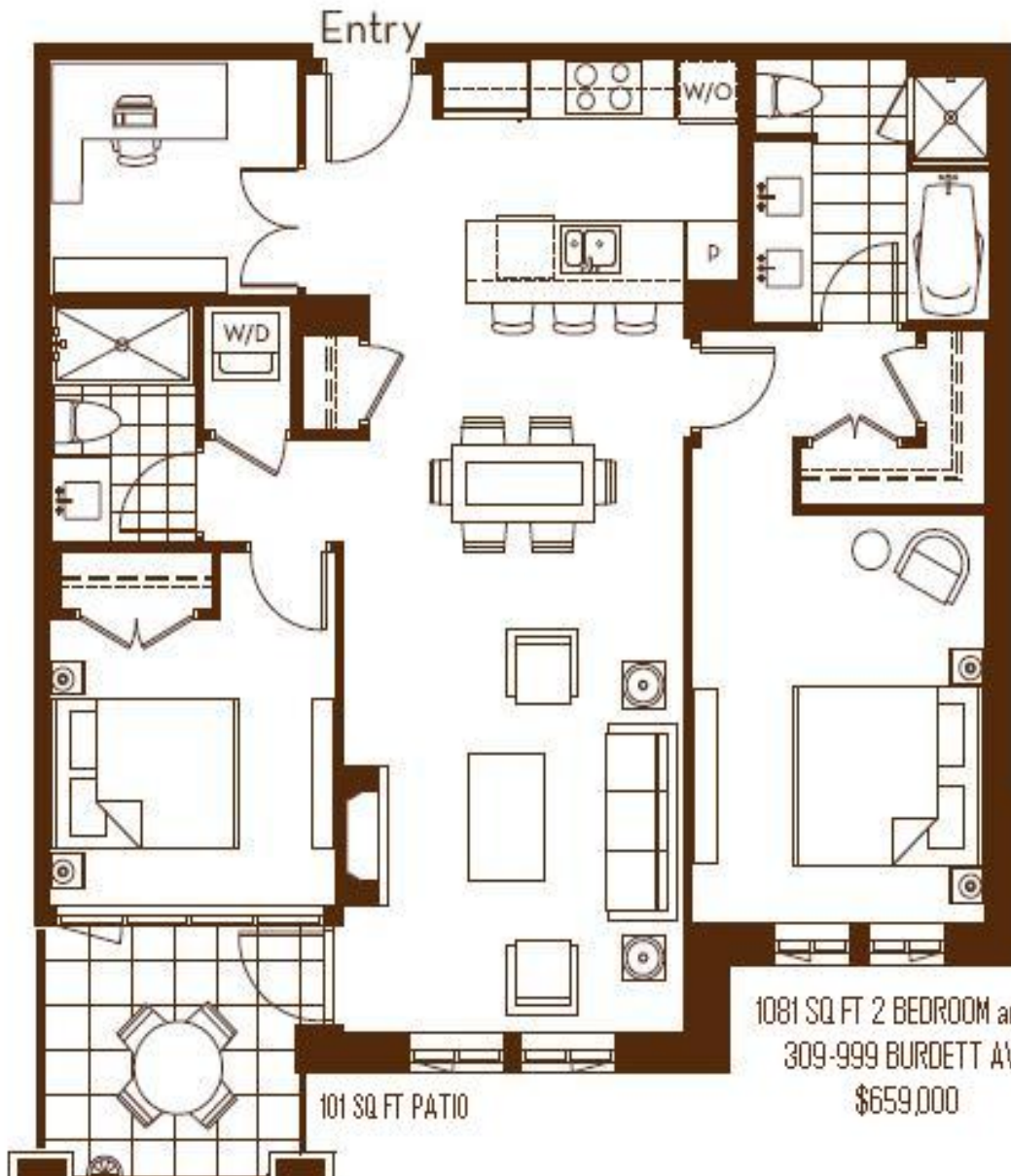
Overall this property is the perfect canvas to add your own personal design flair. With no upgrades required, one can move in and add personality and warmth through art and décor. The balance of traditional architecture and contemporary interior design provides perfect versatility.

PHOTO GALLERY



FLOOR PLANS

CHELSEA



PROPERTY STATISTICS

MLS: 252576
Plan: EPS22
District: Victoria
Year Built: 2008

Bedrooms: 2
Bathrooms: 2
Kitchens: 1

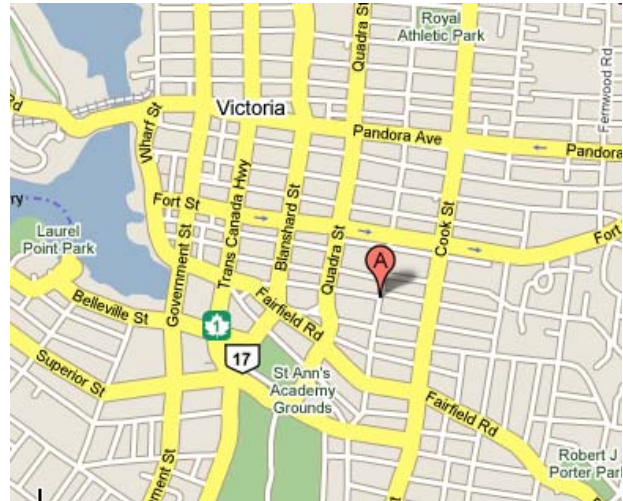
Appliances Included: dishwasher, microwave, fridge
Counter-top range, front loading washer and dryer,
Range hood, garage door opener, in-sink disposal
Built in oven

Flooring: Hardwood, Tile, Carpet
Fireplaces: 1
Heat/Air: Electric Baseboard
Fuel: Gas, Electric

Area (Sq. Ft.): 1081
Total Patio Area: 101

Construction: Steel and Concrete
Exterior Finish: Brick and Painted Concrete
Parking: Underground Secure
Water: City
Waste: Sewer

Monthly Assess: \$ 293.31
Shared Amenities: Elevator, Fitness Room, Garden Amenity Room
Assessment Includes: Building insurance, full-time caretaker, garbage pick-up
Hot water, management, fitness facility, water, landscaping
Restrictions: No Pet Restrictions, No Age Restrictions, No Rent Restrictions



All details and measurements are approximate purchaser should verify if important.



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