



MARILYN BALL
PERSONAL REAL ESTATE CORPORATION

Designer Living

Step into a haven awash with dappled sunlight, where floor-to-ceiling windows welcome the day and evenings warmed by a gas fireplace look like a page from Canadian House and Home. The Parisian-chic style kitchen and open concept living invite gatherings or quiet moments, while the restful balcony feels like you're in the treetops under a south-western sky. Nestled at the end of a cul-de-sac. This family-friendly pet-welcoming community promises tranquility and belonging. A spacious primary suite with walk-in closet, beautifully updated bathrooms (the fish wallpaper is delightfully whimsical and stylish: ("peel & stick" for easy removal). Underground parking and near tennis and great parks, coffee shop, the Italian Bakery, Uptown amenities and boutiques, Groceries, with easy transit to UVIC or Camosun, Emily Carr Library, beaches, and the Commonwealth Rec Centre make each day effortless. Here, the comforts of home and a vibrant neighbourhood come together—your sanctuary in East Saanich.



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Proudly presenting:
#305 - 3363 Glasgow Avenue
Saanich, BC

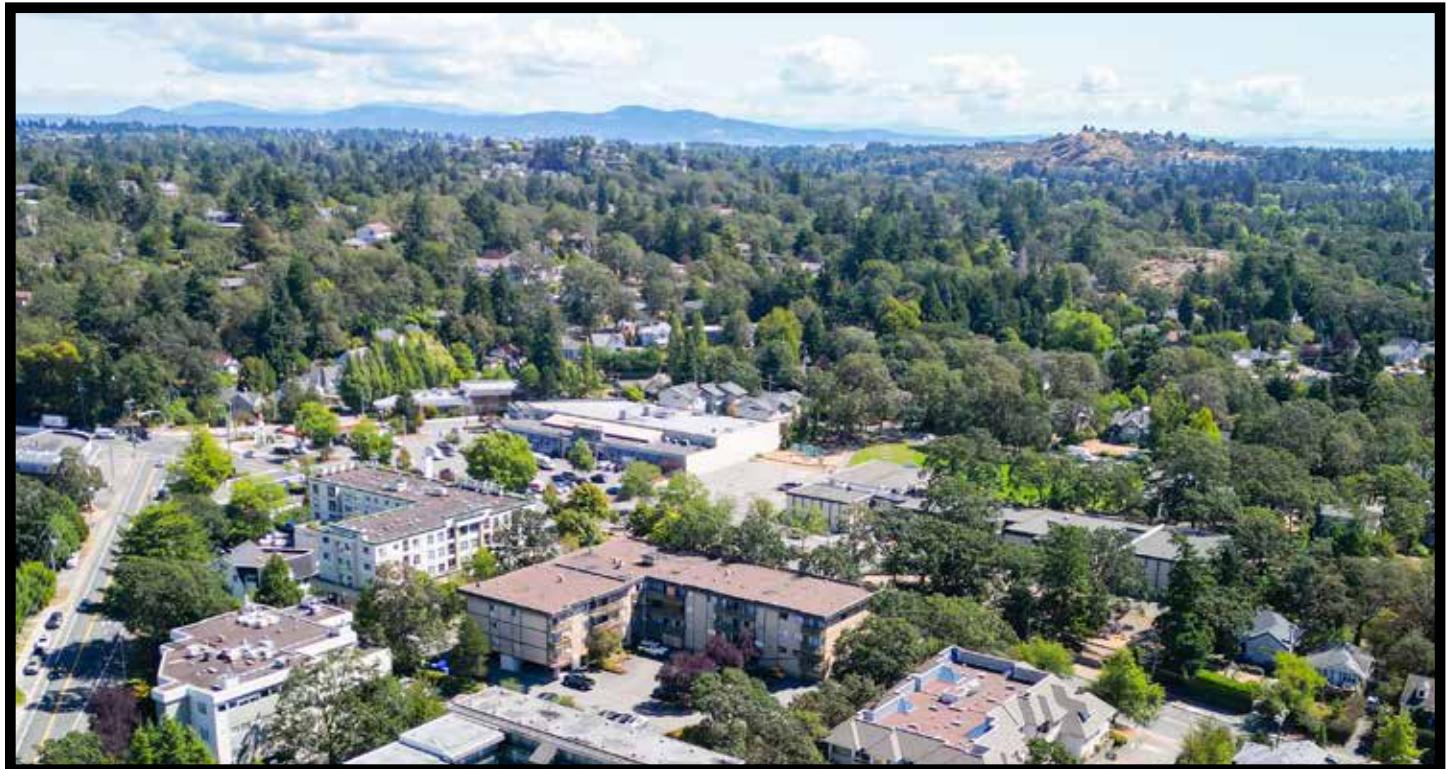
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GLOBAL
LUXURY

Introduction

The excitement of finding a perfect condominium and new home is all yours with this very special offering in the beautiful city of Victoria. At 1,035 sq. ft., this 2-bedroom, 2-bathroom unit is ideally located with its proximity to great shopping, coffee shops, parks, UVic and Camosun College, and easy transit to downtown and beyond.



Many Features



It offers you the privacy and quietness of a cul-de-sac, as well as open-concept living with a chic-style kitchen, quartz countertops, stainless-steel appliances, a formal dining room with eat-in nook in the kitchen, a primary bedroom with full 4-piece ensuite and walk-in closet, oversize windows, gas fireplace in the living room and 8-ft. ceilings throughout. Pets welcome.



Modern Kitchen



For most people, an excellent kitchen is at the top of their list when choosing a condo. This one is beautifully designed in its 8 ft. x 12 ft. configuration. The white upper-lower cabinetry gives you plenty of storage, and the prep space is perfect. It comes with stainless-steel appliances that include stove, fridge, dishwasher, microwave and stove-fan.



Eat-in or on the Deck

Add to this the double-sink with mod-faucet, and white-ceramic, subway-tile backsplash. A great feature here is the 6 ft. x 6 ft. eating area (that will seat 3-4) just below a large window. The flooring is beautiful oblique-set, luxury vinyl-plank.

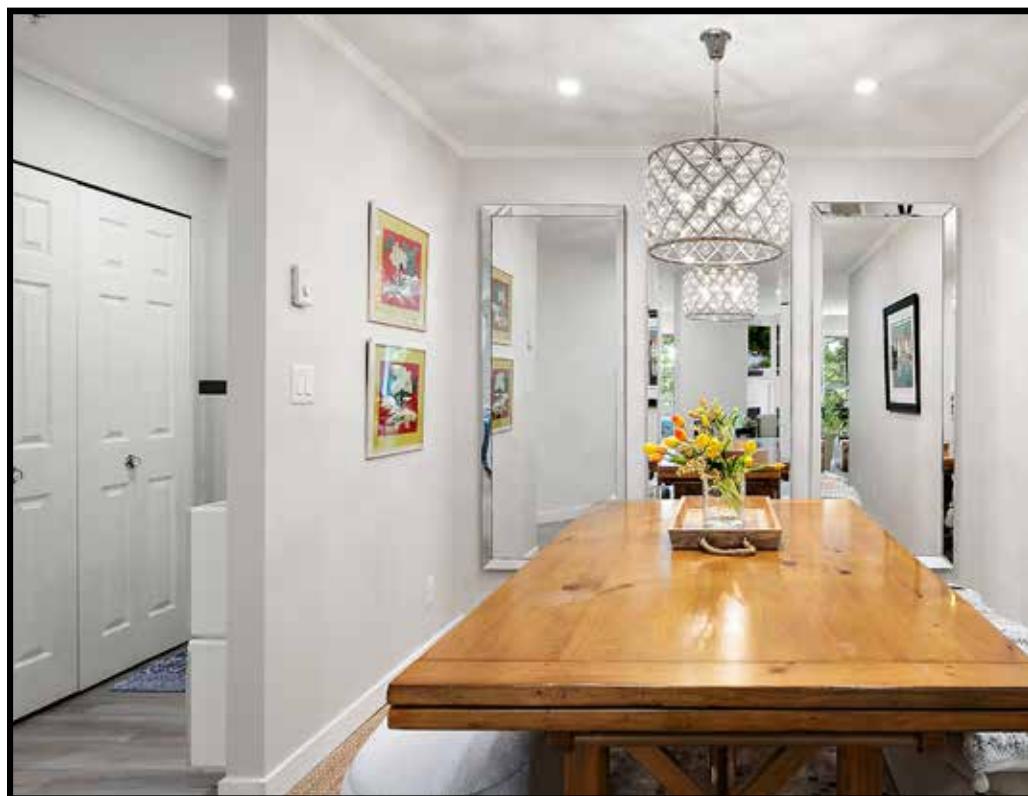


A door to the right leads to the 8 ft. x 5 ft. balcony where you will enjoy the lovely outdoors, of course with your favourite glass of wine.



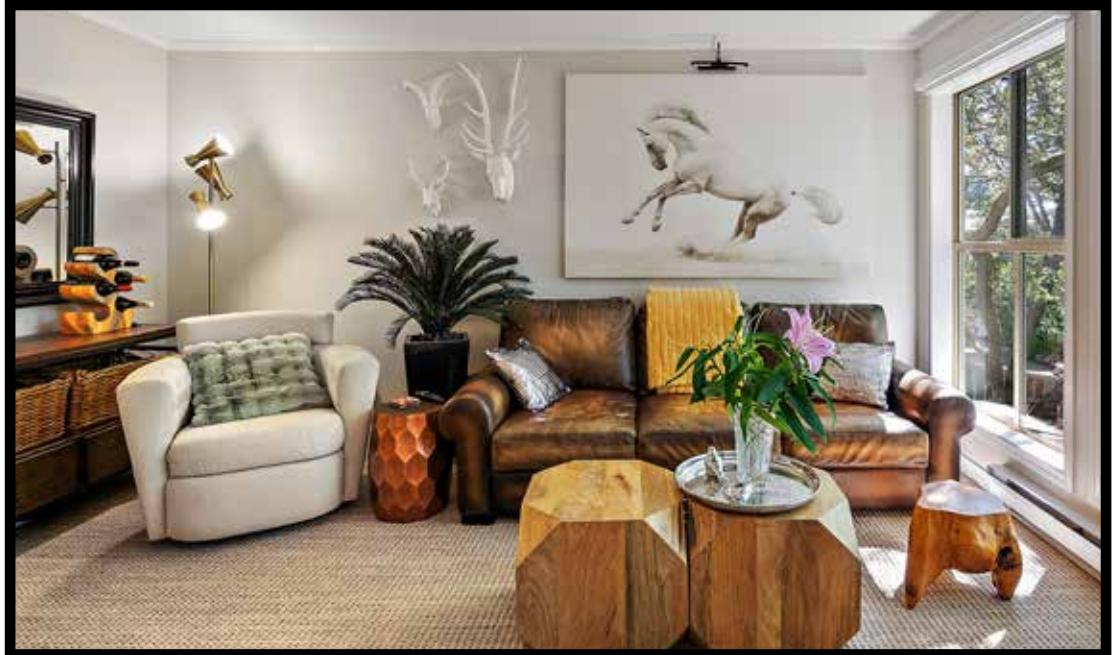
Spacious Dining

The 9 ft. x 12 ft. dining room flows from the kitchen. Plenty of room here for a large table that will seat 6-plus dinner guests. It comes with chandelier, crown moldings and carpeted floor.



Living Room Beauty

Just to the left of the kitchen you have 14 ft. x 15 ft. of lovely relaxation-space, a living room that allows you options as to furnishings: perhaps a small sectional, or sofa and comfy-chairs, coffee table and side tables, and wall space for your art collection.



A modernized, corner gas-fireplace with white mantel and surround will warm up wintry coolness. There's space for a large TV above the fireplace. Two floor-to-ceiling windows (opening for summer breezes) admit tree-top views and brightness. The crown moldings, sculpted plaster ceiling, and carpeted floor add to your comfort-mode for after-dining enjoyment with family and friends.

Primary Suite



Onto the primary suite, your place for night-time retreat and sweet dreams. The 11 ft. x 13 ft. bedroom is spacious enough for a kingbed, two night-tables and large chest of drawers. There's a large window and smaller one next it to brighten the space and give you tree-top views.

Great wall-space here for more of your art collection. The crown moldings, sculpted-plaster ceiling and carpeted floor enhance the primary.



Four Piece Ensuite

To enter the renovated, 4-piece ensuite, you walk through the large, his/her closet area with mirrored sliding doors. Then you are greeted with a beautiful ensuite with large white vanity, black-granite vanity top, under-mount sink with mod-faucet, a large flow-edge mirror and 4 mod-light-sconces above.



The tub-shower enclosure is striking with its large-tile surround and sliding glass doors. The peel-and-stick removable wall paper is dramatic. A most lovely ensuite for you to enjoy!

Second Bed & Bath

A second bedroom (8 ft. x 12 ft.) comes with a large window, carpeted floor, and sculpted-plaster ceiling.



The 3-piece guest bathroom, similarly updated to the ensuite, offers you black-granite vanity top, undermount sink with mod-faucet, a large framed-mirror and mod 3-sconce-lighting above. The shower surround is beautifully tiled. And the dramatic wallpaper (peel-and-stick) is easily replaced if necessary.

The stacked washer-dryer is conveniently closeted next to the guest bathroom.

Neighbourhood Attractions



Oakview Court, a West Coast Style condominium, was built in 1992. It's a beautifully maintained, 4-storey complex of 31 units, in a setting of mature trees and shrubbery, in a peaceful and safe neighbourhood. Consider also the following features:

- Location is exceptional, with proximity to Uptown Mall, Mayfair Shopping Centre, grocery shopping, Italian Bakery, and Commonwealth Recreation Centre;
- New kitchen flooring (luxury vinyl-plank) and new entry flooring;

- Upgraded luxury carpet;
- New stove, dishwasher, washer/dryer;
- Updated electrical and lighting;
- Updated Decora light fixtures/plug-ins throughout;
- Robert Abbey-esque chandelier;
- A beautiful, covered balcony with room for plant pots and seating for you to enjoy your favourite novel and a glass of spritzer;
- Plenty of storage;
- No-step entrance and elevator;
- Secure underground parking;
- Quiet and privacy that is not easy to find in many condominiums.

WELCOME TO YOUR NEW HOME!



Property Statistics

PID: 017-750-580	Fuel: Electric, Gas
Plan: VIS2313	Fireplace: Natural gas
Lot: STRATA LOT 21	Parking: 1 underground
Sec: SECTION 63	Water: Municipal
Land District: Victoria	Waste: Municipal sewer
Taxes: \$2,356 (2024)	Storage locker is separate.
Approx. Lot Size: 1,035 ft ²	Strata Fee: \$630 per month includes: Gas, Insurance, Maintenance Grounds, Property Management
Year Built: 1992	Strata Bylaws: Unrestricted Rentals. No short term rentals. Pets: 1 dog < 30 lbs, 2 cats, or 2 caged birds (no pigeons/parrots), or fish in suitable tank.
Suite Area: 1,035 ft ²	No Smoking. BBQs allowed. See Bylaws.
Deck: 38 ft ²	Managed by Colyvan Pacific.
Bedrooms: 2	
Bathrooms: 2	
Flooring: Tile, Luxury Vinyl Plank, Carpet	
Heating: Electric baseboard, Natural Gas Fireplace	



All details, figures and approximate measurements have been obtained from sources deemed to be reliable, but are not warranted or guaranteed to be correct by Coldwell Banker Oceanside Real Estate, or its agents. If information is important, please acquire an independent verification.

Floor Plan

UNIT 305 - 3363 GLASGOW AVENUE

1035 SQ. FT.
8' CEILING HEIGHT



MARILYN BALL REAL ESTATE INC.

The logo for Proper Measure Precision. It features the words "PROPER MEASURE" in a bold, black, sans-serif font. The word "MEASURE" is in a larger, yellow font. A small "TM" is located at the end of "MEASURE". Below "PROPER" is the word "PRECISION" in a smaller, black, sans-serif font. To the right of the text is a yellow circular graphic with a black outline, containing a stylized "P" and a circle.

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A horizontal scale bar with markings at 1', 3', and 6'. Below the scale bar, the word "SCALE" is printed in a bold, sans-serif font.

UNIT 305 - 3363 GLASGOW AVENUE
 AUGUST 6, 2025
 PREPARED FOR THE EXCLUSIVE USE OF MARILYN BALL PREC*
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

305-3363 Glasgow Avenue

