VICTORIA'S ONLY NEW LUXURY WATERFRONT CONDOMINIUM & PENTHOUSE SUITES. MOVE IN NOW

365 Waterfront. A stunning new concrete-built condominium on Victoria's scenic Upper Harbour overlooking the Gorge Waterway in the heart of the award-winning Selkirk Waterfront Community.

Ask any paddler what draws him or her back to the waterfront day after day, and you'll likely hear a familiar response. At the water's edge, you are lulled by the shifts in currents, winds, and the constant ebb and flow of tides. Every moment – every second you're reminded of where you are. Your world is less seen than felt. The opportunity to live, grow and relax in such an uncompromising setting is something many of us seek.

HOME TO THE BEST DAYS OF YOUR LIFE

For luxurious waterfront real estate, one name soars above the rest. 365 Waterfront. Truly the best that Victoria offers in luxury waterfront homes and penthouse suites is now selling with our best prices. The highest quality concrete waterfront homes, unobstructed views, spacious interiors, generous outdoor spaces and elegant appointments await the fortunate few.

Two Bedroom + Den from $655,000* | Penthouse Suites from $1,195,000*

* Prices include HST net of the New Housing Rebate.

WINNER OF THREE 2010 CARE AWARDS

Including for the third time, the esteemed Best Customer Service Award

Sales Centre currently closed for the holidays and will reopen Sat. Jan. 8 at noon

» google map

Vancouver Sun - New Home Profile
Read full article

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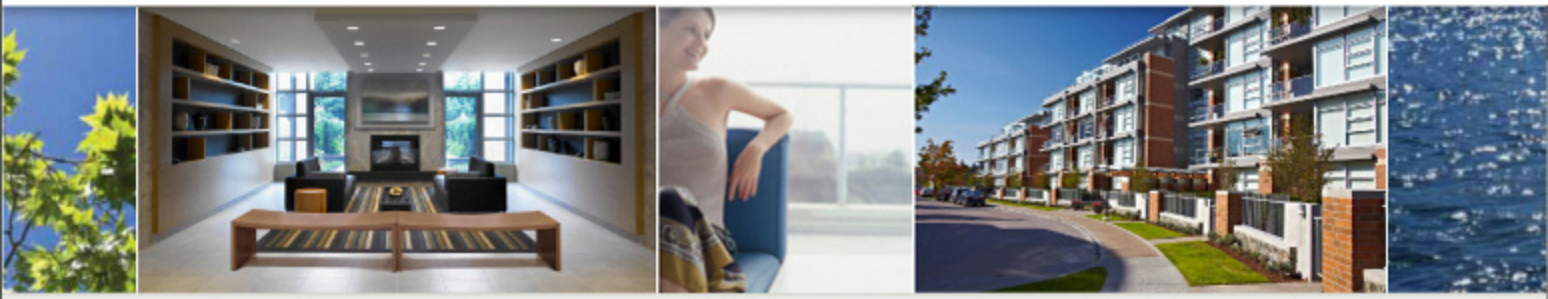

DESIGNED TO DEEPEN YOUR ENJOYMENT OF WATERFRONT LIVING

Victoria Waterfront homes offer spectacular interior spaces to match the unrivaled "outdoor living rooms"

365 Waterfront's 84 contemporary condominium homes have been designed to reflect and deepen your experience of this magnificent site. The premier location near the water's edge means nothing stands between your home and the spectacular, unobstructed south and west facing water and mountain vistas. The terraced six-storey architecture allows you to experience constant exposure to the beauty and the serenity of this remarkable seaside setting. You'll also be struck by the size of each home, especially compared with other condominium residences. These bright, open floorplans feature over-height ceilings, expansive window walls, and generous balconies and terraces up to 627 square feet for entertaining and outdoor living. For the definitive in outdoor living space, the Penthouse Collection has up to 1,950 square feet. 365 Waterfront also features concrete construction and a rare level of quality and attention to detail.

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Enlarge or print location map

LOCATION / NEIGHBOURHOOD AMENITIES

LIVABLE, LIVELY AND MINUTES FROM DOWNTOWN VICTORIA

Victoria luxury waterfront homes – so close... yet far enough away

Situated on a peaceful, picturesque stretch of Victoria's waterfront overlooking the Upper Harbour in the dynamic Selkirk Waterfront Community, yet close to Victoria's vibrant downtown core, life here couldn't get any easier. Whether for business or pleasure, you'll appreciate the rapid connectivity to the city's vibrant downtown core, almost as much as you'll appreciate being away from it all. Just outside your door, a network of hundreds of trails for bikes and pedestrians offers an invigorating scenic route. If water is your preferred mode of transportation, there's the Harbour Ferry, or perhaps your kayak. All told, this location means that city sophistication as well as tranquil living can become an effortless part of your day.

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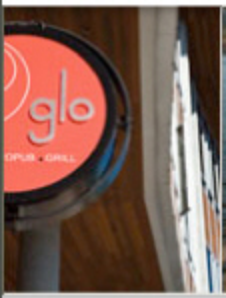

LOCATION / NEIGHBOURHOOD AMENITIES

A GREAT NEIGHBOURHOOD NESTLED ON A STUNNING SITE

365 Waterfront is located in the award-winning Selkirk Waterfront Neighbourhood – an area alive with boating, charming cafes, boardwalks, and lively public plazas and events. This animated, walkable community is a centre of convenience offering the things you want most close to home: whether it's a workout at the community fitness club, a rowing workshop at the world-renowned Gorge Rowing and Paddling Centre, or enjoying the amazing sunsets over the Selkirk Trestle from the patio at one of Victoria's premier restaurants, Glo. All told, this waterfront neighbourhood becomes your most significant amenity – a gathering place and backdrop for entertainment, activity and relaxation.

Click to view what's in your neighbourhood (printable pdf)

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FEATURES

365WATERFRONT

CASUAL WEST COAST SOPHISTICATION

- Contemporary, terraced six-storey architecture by Nigel Baldwin Architects Ltd.
- State-of-the-art building technologies including engineered concrete construction
- Interior designs by award-winning BBA Design Consultants Inc.
- Beautifully landscaped grounds that complement the urban seaside setting
- Welcoming lobby with fireside lounge that opens onto a landscaped patio

MARINE INSPIRED INTERIORS

- 7-foot, solid, single panel oak shaker entry door with an integral mortise lock set
- Wide-open great room spaces with over-height ceilings and expansive windows
- Entertainment sized patios, terraces or balconies
- Wide plank engineered oak flooring through entries, principal living rooms, kitchens and dens
- Wool blend carpeting in bedrooms
- Recessed pot lighting in entries, kitchens, bathrooms, dens and walk-in closets
- Stylish, electric fireplace with porcelain tile surround and raised hearth
- Individual room controlled electric baseboard heating
- Contemporary roller blinds on all exterior windows
- 7-foot, single panel shaker interior doors and swing closet doors
- 7-foot, single panel shaker clear glass French den doors
- Architectural finishes include flat, smooth-finished ceilings
- 5-inch, flat profile baseboards throughout
- Ceiling mounted fixtures in master bedrooms and dens
- Feature mono point lighting over fireplaces
- Front-loading, energy-efficient Frigidaire stacking washer and dryer

KITCHEN

- Custom, peninsula or centre island style kitchens
- Full-height, horizontal grain oak cabinetry with brushed nickel hardware
- Custom crafted under-cabinet, peninsula and island open shelving
- Accent stainless steel drawers
- Contemporary under-cabinet, recessed puck lighting
- Double, undermount stainless steel sinks
- Thick, polished granite slab countertops
- Stainless steel backsplash
- Stainless steel finish gooseneck Delta faucet with high spout and pull-out spray
- Electrolux Designer Series stainless steel appliances including;
    - Built-in, counter-depth side-by-side refrigerator with in-door water and ice dispenser
    - Built-in 30-inch oven
    - Gas cooktop with continuous locking grates and 4 large professional controls
    - Fully integrated all stainless steel ultra quiet dishwasher with adjustable upper rack
    - Slim profile slide-out hood fan
- Panasonic stainless steel 20-inch microwave

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FEATURES

365WATERFRONT

ENSUITE

- Custom, floating wall-mounted oak cabinetry with under cabinet lighting and brushed nickel pulls
- Accent frosted glass inset drawers
- Thick profile polished quartz countertop
- Twin undermount square-profile china sinks with polished chrome faucets
- One-piece, environmentally conscious dual-flush Toto toilet
- Custom wood and glass mirror wall cabinetry with integrated open shelving, set on a wall of porcelain tile
- 5-foot, modern square-profile tub with porcelain tile surround
- Walk-in shower with frameless glass door and porcelain tile surround
- Hand-set 8 x 24-inch porcelain floor tile
- Satin-nickel towel bar, towel ring, robe hook and paper holder

MAIN BATHROOM

- Custom, floating wall-mounted oak cabinetry with accented frosted glass inset drawers and brushed nickel pulls
- Single, undermount square-profile china sink with sleek, single lever polished chrome faucet
- Custom mirror with stainless steel frame set on a wall of porcelain tile
- Double size walk-in shower with frameless glass door and porcelain tile surround
- One-piece, environmentally conscious dual-flush Toto toilet
- Hand-set 8 x 24-inch porcelain floor tile

POWDER ROOM

- Square-profile resin sink with integral vanity accented with frosted glass inset drawer
- Custom mirror with stainless steel frame
- Sleek, single lever polished chrome faucets
- One-piece, environmentally conscious dual-flush Toto toilet
- Hand-set 8 x 24-inch porcelain floor tile

EXCELLENCE IN CONSTRUCTION AND SECURITY

- Full-time resident caretaker
- Encrypted security key fob building access system
- Restricted floor access high-speed computerized elevators
- In-suite, TV monitored entry system
- Gated, secured underground parking
- State-of-the-art fire protection with centrally monitored in-suite sprinklers and smoke detectors
- Double glazed, thermally separated windows
- Central, natural gas-fired domestic hot water system
- Secured, individual storage lockers on the parking level
- Secured common storage area for up to 8 kayaks
- Wired for advanced telecommunication requirements, instant accessibility and adaptability.

THE CONCERT "COMMITMENT TO YOU" WARRANTY

- 10-year structural coverage
- 6-year water penetration coverage
- 2 full years in-home coverage on workmanship and materials
- Backed and matched by Travelers Guarantee, BC's leading government approved new home warranty provider.

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WATERFRONT CONDOMINIUM FEATURES

Printable features list

Casual West Coast Sophistication

- Contemporary, terraced six-storey architecture by Nigel Baldwin Architects Ltd.
- State-of-the-art building technologies including engineered concrete construction
- Interior designs by award-winning BBA Design Consultants Inc.
- Beautifully landscaped grounds that complement the urban seaside setting
- Welcoming lobby with fireside lounge that opens onto a landscaped patio

Excellence in Construction and Security

- Full-time resident caretaker
- Encrypted security key fob building access system
- Restricted floor access high-speed computerized elevators
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- Gated, secured underground parking
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- Double glazed, thermally separated windows
- Central, natural gas-fired domestic hot water system
- Secured, individual storage lockers on the parking level
- Secured common storage area for up to 8 kayaks
- Wired for advanced telecommunication requirements, instant accessibility and adaptability

Marine Inspired Condo Interiors

- 7-foot, solid, single panel oak shaker entry door with an integral mortise lock set
- Wide-open great room spaces with over-height ceilings and expansive windows
- Entertainment sized patios, terraces or balconies
- Wide plank engineered oak flooring through entries, principal living rooms, kitchens and dens
- Wool blend carpeting in bedrooms
- Recessed pot lighting in entries, kitchens, bathrooms, dens and walk-in closets
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- Contemporary roller blinds on all exterior windows
- 7-foot, single panel shaker interior doors and swing closet doors
- 7-foot, single panel shaker clear glass French den doors
- 5-inch, flat profile baseboards throughout
- Front-loading, energy-efficient Frigidaire stacking washer and dryer
- Architectural finishes include flat, smooth-finished ceilings
- Ceiling mounted fixtures in master bedrooms and dens
- Feature mono point lighting over fireplaces

Kitchen

- Custom, peninsula or centre island style kitchens
- Full-height, horizontal grain oak cabinetry with brushed nickel hardware
- Custom crafted under-cabinet, peninsula and island open shelving
- Accent stainless steel drawers
- Contemporary under-cabinet, recessed puck lighting
- Double, undermount stainless steel sinks
- Thick, polished granite slab countertops
- Stainless steel backsplash
- Stainless steel finish gooseneck Delta faucet with high spout and pull-out spray
- Electrolux Designer Series stainless steel appliances including;
  - Built-in, counter-depth side-by-side refrigerator with in-door water and ice dispenser
  - Built-in 30-inch oven
  - Gas cooktop with continuous locking grates and 4 large professional controls
  - Fully integrated all stainless steel ultra quiet dishwasher with adjustable upper rack
  - Slim profile slide-out hood fan
- Panasonic stainless steel 20-inch microwave

Ensuite

- Custom, floating wall-mounted oak cabinetry with under cabinet lighting and brushed nickel pulls
- Accent frosted glass inset drawers
- Thick profile polished quartz countertop
- Twin undermount square-profile china sinks with polished chrome faucets
- One-piece, environmentally conscious dual-flush Toto toilet
- Custom wood and glass mirror wall cabinetry with integrated open shelving, set on a wall of porcelain tile
- 5-foot, modern square-profile tub with porcelain tile surround
- Walk-in shower with frameless glass door and porcelain tile surround
- Hand-set 8 x 24-inch porcelain floor tile
- Satin-nickel towel bar, towel ring, robe hook and paper holder

Powder Room

- Square-profile resin sink with integral vanity accented with frosted glass inset drawer
- Custom mirror with stainless steel frame
- Sleek, single lever polished chrome faucets
- One-piece, environmentally conscious dual-flush Toto toilet
- Hand-set 8 x 24-inch porcelain floor tile

Main Bathroom

- Custom, floating wall-mounted oak cabinetry with accented frosted glass inset drawers and brushed nickel pulls
- Single, undermount square-profile china sink with sleek, single lever polished chrome faucet
- Custom mirror with stainless steel frame set on a wall of porcelain tile
- Double size walk-in shower with frameless glass door and porcelain tile surround
- One-piece, environmentally conscious dual-flush Toto toilet
- Hand-set 8 x 24-inch porcelain floor tile

The Concert "Commitment to You" Warranty

- 10-year structural coverage
- 6-year water penetration coverage
- 2 full years in-home coverage on workmanship and materials
- Backed and matched by Travelers Guarantee, BC's leading government approved new home warranty provider

Concert reserves the right to make modifications and changes to floorplans, project design, specifications and features. Floorplans and final suite sizes may vary. Garden Level patio size and shape may vary. September 2010.

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PENTHOUSE & WATERFRONT COLLECTIONS OFFER UNPRECEDENTED LUXURY IN VICTORIA WATERFRONT CONDOS

An ideal location, with Victoria's most impressive views and terraces. Now selling this luxury waterfront real estate with our best prices.

Forget anything you think you know about luxurious living space. 365 Waterfront Penthouse & Waterfront Collections are unlike any home you have ever experienced. There is simply no other real estate in Victoria that offers the beauty and escape of an urban waterfront lifestyle, every moment of every day. The premier location near the water's edge means nothing stands between your home and the spectacular, unobstructed south and west facing mountain and water views.

One Bedroom + Den homes have sold out: Now selling our Waterfront Two Bedroom + Den and Waterfront Penthouses at our best prices!

WATERFRONT COLLECTION FLOORPLANS	PENTHOUSE COLLECTION FLOORPLANS
up to 1,537 sf, **from $895,000***	1,675 sf – 1,888 sf, **from $1,195,000***

365 Waterfront will force you to re-examine your notion of what constitutes a living space. With penthouse view terraces stretching up to 1,950 sq. ft., and Waterfront Collection terraces of over 600 sq. ft., your home literally stretches out before you, providing a seamless extension of your interior living area: a raised garden by day, a fireside dining room by night, a place to entertain your greatest ideas and a dozen of your closest friends. Mere seconds from the best boating, yachting or paddling in Victoria's Upper Harbour, 365 Waterfront is a lifestyle unto itself. Here, your home becomes the definitive place to breathe, read, write, garden, think, play, entertain and enjoy the view. This is waterfront living without equal.

* Prices include HST net of the New Housing Rebate

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The Concert "Commitment to You" Warranty includes 10-year structural, six-year water penetration protection and two years coverage for workmanship and materials. For added peace of mind, the Concert Warranty is matched by Travelers Guarantee – BC's leading government approved new home warranty provider.

A DEVELOPER'S COMMITMENT – A DIFFERENCE YOU CAN SEE

365 Waterfront is the newest address to be added to Concert's already impressive list of residences and represents their fourth residential development in Victoria. Based in British Columbia, Concert is an award-winning diversified real estate enterprise owned exclusively by union and management pension funds. Concert's real estate activities include industrial and commercial properties, rental homes, condominiums, resorts and seniors living communities in British Columbia, Alberta and Ontario.

Since 1989, Concert has become known for providing excellence in design and construction, upholding sound community values and supporting a higher level of customer service. As a result Concert has been repeatedly named Best Builder by the Canadian Home Builders' Association.

CONCERT™ a developer with a difference

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Sales Centre currently closed for the holidays and will reopen Sat, Jan 8 at noon. Please register your interest using the form below. You may also contact us directly at 365Waterfront@ConcertProperties.com or via phone at 250.382.3382

Fields marked with an * are required to be provided.

First Name*

Last Name*

Email Address*

Comments

Enter Security Code* 88806

Fields marked with an * are required to be provided. Information not marked with an * is not required to be provided. All information collected on this page will be used in order for us to respond to your request and in order to inform you of future product and services. We do not share your personal information with any other parties. By submitting information on this page, you consent to the collection, use, and disclosure of such information for the purposes disclosed on this page and for the purposes set out in our Privacy Policy.

REGISTER

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NEW-HOME PROJECT PROFILE

On the waterfront 365 days of the year

Victoria apartments from Concert rise on former industrial property on the Gorge waterway

365 Waterfront

Location: Victoria

Project size: 84 residences, 6-storey building

Prices: From $595,000

Telephone: 1/250-382-3382
E-mail: TeamVictoria@ConcertProperties.com

Web: 365 Waterfront.com

Developer: Concert Real Estate Corporation

Architect: Nigel Baldwin Architects Ltd./Richard Henry Architect, Vancouver

Interiors: BBA Design Consultants Inc., Vancouver

Occupancy: Immediate

The goal for the interiors at 365 Waterfront was a seaside-luxury sensibility worthy of an 'oasis of calm in an urban setting,' says Sharon Bortolotto, the new-home project's interior designer. Bortolotto chose neutral colours and textures for homes and common areas, to evoke the marine environment. She points to 'the timelessness and the quality of the finishes and the spaciousness of the suites' as the building's defining characteristics.

BY SUZANNE MORPHET

When Concert Properties purchased land near Victoria's Gorge waterway, the company didn't need to come up with a name for the development. The address says it all: 365 Waterfront Crescent, or as Rod Wilburn, the company's vice-president of sales and marketing, puts it: "Waterfront living 365 days a year."

But as Wilburn points out, it's not just about being on the waterfront, but being part of the Selkirk Waterfront Community, an award-winning, mixed-use development that was the home of the Victoria Sawmill for a century.

Jawl Development of Victoria purchased the 10-hectare property in 1991 from Fletcher Challenge Canada, then set to work planning a vibrant community that would be pedestrian-friendly, safe and attractive for living, working and recreation.

The recreation part was easy — the adjacent Galloping Goose rail line would become a biking, rollerblading and walking route. As well, Jawl built and donated facilities for a rowing and paddling club.

Designing the rest of the community was more complicated, but Jawl Development's urban design team worked with a technical committee of city staff to produce an Urban Design Manual with detailed guidelines, including building heights and street widths. These were the first such guidelines for a large-scale project in Victoria and set a precedent.

(Selkirk Waterfront was precedent-setting in another way, too. Just as construction was getting started, the leaky condo crisis became public. According to West Coast Environmental Law, one of the first condominiums at Selkirk "was used as an example of a rain-screen performance building to show the industry how condominiums should be built.")

As a result of the crisis in condominium construction, Selkirk Waterfront took longer than the anticipated seven years to be built.

Today, the site is complete, except for a small undeveloped lot at the south end. Terasen Gas has its Vancouver Island headquarters here, and the B.C. Ministry of Environment is here. As well, there's a Montessori school, a daycare, an assisted-care facility for seniors, commercial space for restaurants, shops and a fitness centre. In the northern half of the site — furthest from the light industrial area and buffered by offices and commercial buildings — there are low-rise apartments, condominiums and townhouses.

And now there's 365 Waterfront, a terraced concrete, steel and glass building that is four storeys at the front and six at the back, with 84 suites, including six penthouses.

"Virtually every suite in the building has some exposure to the water, and many have complete exposure to the water," says Wilburn. "It's like being on a ship: there's unobstructed views over the water and the waterfront."

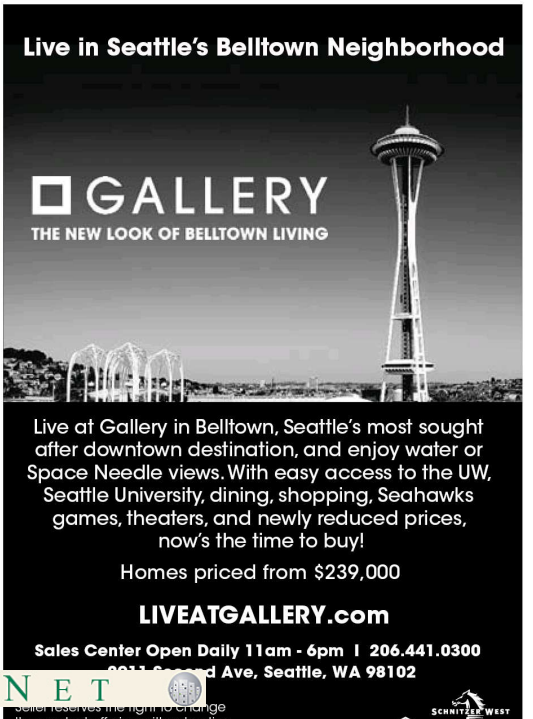
The company didn't have a lot of flexibility in the height and form of the building because of the community's overall design guidelines, but Wilburn notes that in addition to water views, each suite's principal living area has a southern exposure.

"Facing south is extremely valuable . . . The light is wonderful [and] because the build[illegible] the sens[illegible] trees and the streets and the park.

The units are spacious, with generous decks and garden terraces. "Entertainment-size is the term we've used," says Wilburn, commenting on the floor plans. The six penthouses appear to have almost as much outdoor living space as indoor.

The project was not built to LEED standards, but Concert did follow the LEED framework and best practices in sustainability. Each suite has dual-flush toilets and low-flow shower heads. Green roofs help absorb storm water and the uppermost roof area has 'rough-ins' to allow solar hot water heating to be installed in future.

According to Sharon Bortolotto, the interior designer for 365 Waterfront and principal of BBA Design Consultants, the idea was to create the feeling of seaside luxury and "this oasis of calm in an urban setting . . . it's a great sophisticated development."



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NEW-HOME PROJECT PROFILE: FROM F9

365 building includes three bicycle-storage rooms

Bortolotto chose neutral colours and textures for the suites, as well as the lobby, to evoke the marine environment. She points to "the timelessness and the quality of the finishes and the spaciousness of the suites" as the building's defining characteristics.

The building was designed to appeal to empty nesters, people who've lived in a house and still want the spacious rooms and quality finishings a house can offer, but don't need extra bedrooms or a basement.

Three bicycle storage rooms were included because Concert figured buyers would likely have an active lifestyle. And that's exactly the type of people who are buying, says project sales manager Alison Wedekind.

"The average age of our buyers is 50-55 and we have a combination of working, semi-retired and retired professionals," she says. "One of the things I find very telling about the demographic here is that the bike rooms are very well-used — a good sign that many people have made the choice to be here because of the building's proximity to the Galloping Goose trail."

Of the 84 suites, 65 have already sold, with three-quarters of the buyers coming from southern Vancouver Island, 10 per cent from the mainland and the rest from Alberta or further east.

Alan Newberry moved back to Victoria — his hometown — from Vancouver to buy a condo here and is delighted with the new 1,200-square-foot suite with two bedrooms and a den, which he shares with his partner Carol.

"It is a special village near the city, but far enough away from the noises of downtown, and because of its proximity to the water is a choice place to live," he says. "It is something like Granville Island in Vancouver, only smaller and quieter."

Newberry describes himself and Carol, both educational administrators in their earlier lives, as "retired active!"

"You might see us out Nordic walking or cycling or walking to the nearby organic bread bakery or walking on a beach trail downtown (25 minutes). My partner paddles with a club in the Gorge just outside our door, and she golfs."

'It is a special village near the city, but far enough away from the noises of downtown,' says 365 Waterfront resident Alan Newberry.

Another part of the appeal, says Newberry, was Concert's "excellent reputation." This is the company's fourth project in Victoria, but it has been building rental housing in Vancouver since 1989 and is now a diversified real estate developer with comme

in addition to apartments and condominiums in B.C., Alberta and Ontario. The company is owned by Canadian union and management pension plans.

"We say that we're owned by 200,000 British Columbians," ourselves up to a very high standard in terms of our integrity."

Over the years, Concert has won many awards, including a Customer Choice Georgie Award two years in a row from the B.C. chapter of the Canadian Homebuilders Association. "We're use the customer is the boss," says Wilburn.

"It's probably the most successful project in Victoria. We've sold over 50 homes in the last year. For this type of building, that's a very good success rate."

Special to The Sun

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