

BUILDING BROCHURE

# ESSENCIA VERDE

240 Cook St. · Victoria, BC V8V 3X3 · Fairfield



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YEAR BUILT  
**2010**

LEVELS  
**3**

SUITES  
**41**

EXTERIOR  
**Brick Facing**

TITLE TO LAND  
**Frhld/strata**

STRATA PLAN  
**VIS7041**

MANAGEMENT  
**Confidential**

## Overview

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Essencia Verde - 240 Cook Street, Victoria, BC V8V 2V9, Canada. Strata plan number VIS7041. Crossroads are Sutej Street and Cook Street. This mixed-use development is 3 storeys with 19 condo units. Built in 2010. Located in one of the most sought after premium locations in Victoria - in the heart of Cook Street Village. Maintenance fees includes building insurance, yard maintenance and management. Developed by Brentwood Developments and Amadon Group.

A short walk to Beacon Hill Park. Schools nearby are Sir James Douglas Elementary, South Park Elementary School, Elizabeth Buckley Middle School, Christ Church Cathedral School and Central Middle School. Steps away from Mother Nature's Market & Deli, McLennan's Island Meat & Seafood and Oxford Foods. Other grocery stores and supermarkets nearby are Fairfield Market, Moss Street Market and Market On Yates. Walking distance to Beacon Hill Tennis Courts, Fairfield Health Centre, coffee shops, shopping stores and restaurants.

Other building in complex: Essencia Verde - 1035 Sutej Street.

## Amenities & Features

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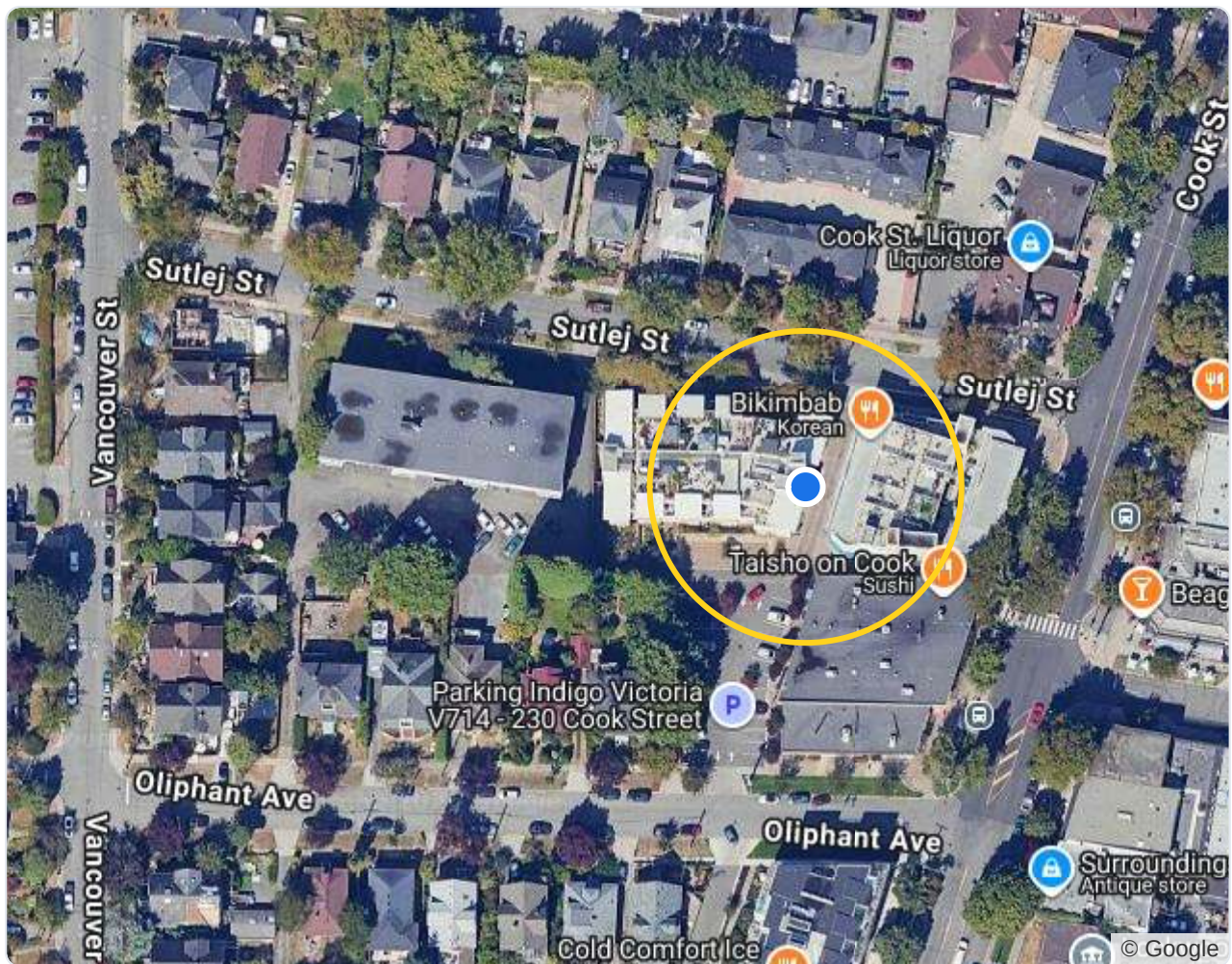
- |                    |                |
|--------------------|----------------|
| ✓ Bike Storage     | ✓ Elevator     |
| ✓ In Suite Laundry | ✓ Rooftop Deck |

## Maintenance Fees Include

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- |                  |              |
|------------------|--------------|
| ✓ Bldg Insurance | ✓ Management |
| ✓ Yard Maint     |              |

## Location



## Neighbourhood & Walkability — Fairfield

Info about Fairfield (source - [victoria.ca](http://victoria.ca)) Fairfield is located to the southeast of downtown and is bounded by diverse natural features and historic buildings. To the west is Victoria's treasured Beacon Hill Park and to the south lie waterfront parks and walkways along the Strait of Juan de Fuca. Fairfield is also home to Cook Street Village, a lively and quaint commercial area drawing many to its unique atmosphere and small local shops. This neighbourhood boasts a vibrant w...

Full Walk Score® at [walkscore.com](http://walkscore.com).



### Les Twarog

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