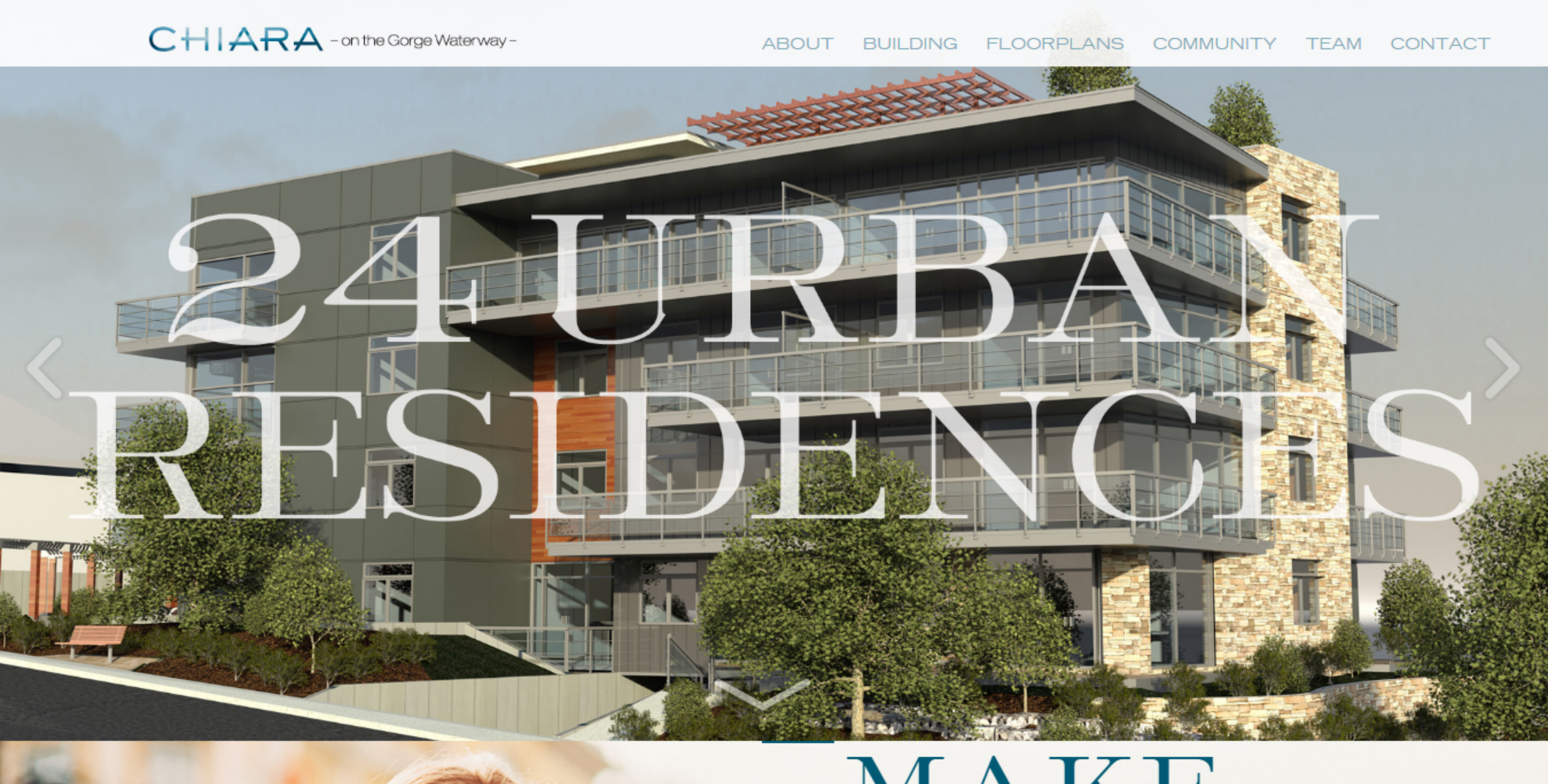




MAKE IT YOURS

These chic city condos are nestled across from the scenic Gorge Waterway. A location with a rich history and natural charm. A prime location for anyone who's on the move... connecting to parks, trails, shopping & downtown Victoria.

Featuring 24 thoughtfully designed residences over 4 floors with spacious floorplans, luxury finishes, and expansive decks. A vast rooftop terrace provides a sprawling amenity space to entertain, soak up the sun and gaze at the stars.

Chiara is the perfect blend of active waterfront recreation and affordable urban lifestyle.

INSIDE & OUT



Refined interiors include spacious, open plans with over-height ceilings. The casual-chic of West Coast Modern design is evident throughout. Features such as hand-scraped floors, travertine tiles, petrified wood and a natural color palette combine to create a feeling of sophistication and serenity. Technology and energy efficiency have not been overlooked. Gas ranges, fireplaces, 'on-demand' water heaters and heated bathroom floors add to the overall pleasure of being pampered at home.

The urbane west coast influence is evident in the exterior design and architectural elements including cedar accents and a natural stone facade. A roof-top terrace featuring a green-roof environment and large balconies extend the living space to a scenic outdoor experience overlooking the Gorge waterway. Ground level patios open onto a large rain garden frontage bordered by wonderfully scented cedar fencing and trellises.

[View Features >](#)

Energy efficiency being high on the list of today's new construction, these units don't fall short with one of Victoria's highest Energuide Ratings.

80
Energuide Rating

FEATURES

SPACIOUS URBAN HOMES

- 1 & 2 Bedrooms
- Open plan living
- Natural light from oversized doors and windows
- Front /side and rear gardens available
- Living space from 681-875 square feet
- Ground floor walk out patios
- Large balconies - up to 300 sq ft of outdoor living
- Secured underground parking
- Additional parking available for second car

DESIGN AND FINISHES

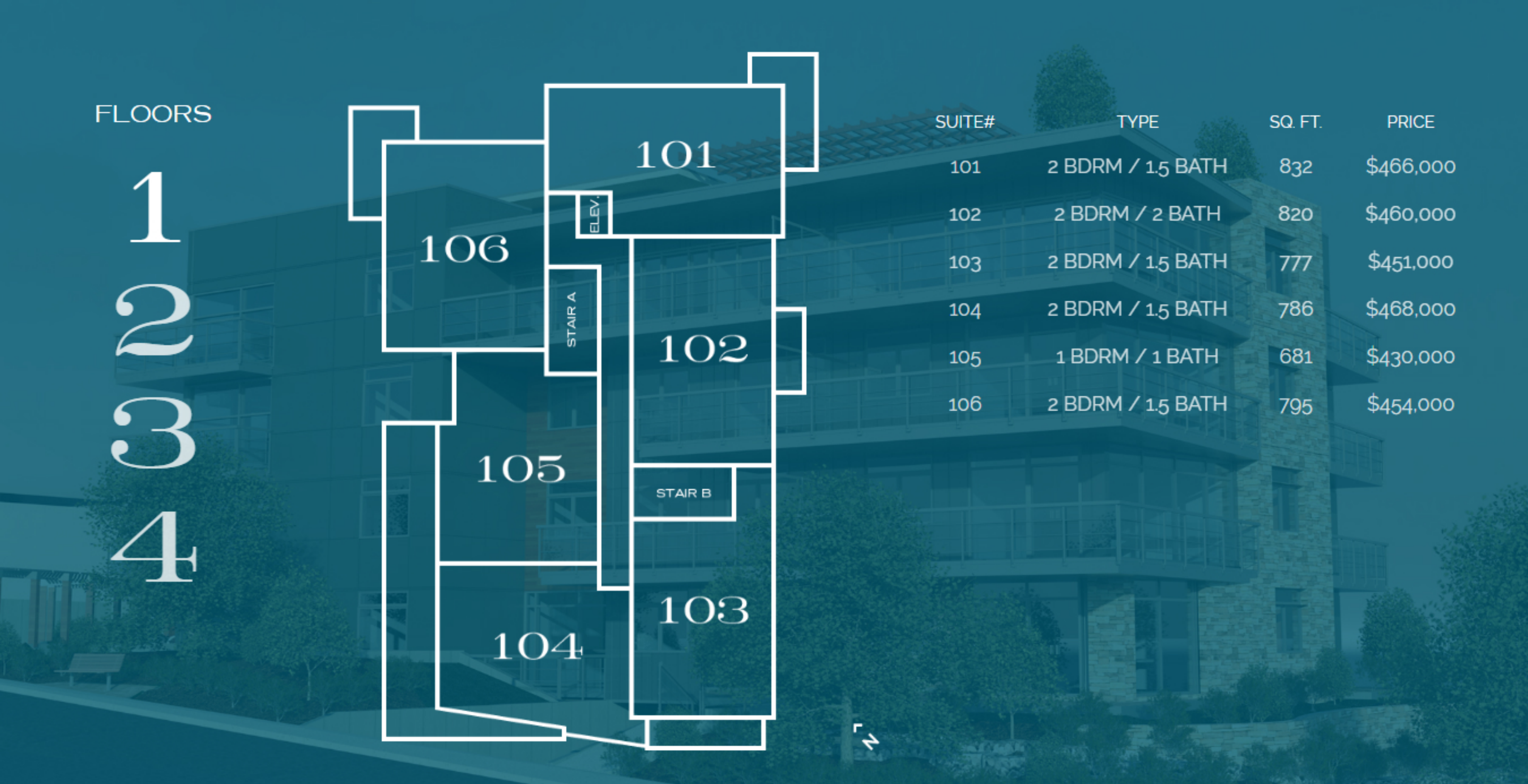
- Modern contemporary designs
- Solid entrance doors
- Modern glass fronted garage door features with secured underground parking
- German made hand scraped laminate floors
- Stepped ceilings
- Interior pot lights
- Over height wood veneered flush internal doors

DESIGNER KITCHENS & BATHS

- Gorgeous fully fitted kitchens - floor to ceiling cabinets
- Under-mount heavy duty stainless steel sinks
- Gas stoves with full stainless steel appliances
- Decorative counter lighting
- Granite counter tops
- Glass backsplashes
- Suspended vanities with granite tops and undermount sinks
- Tiled backsplash in all bathrooms with deep tubs
- Travertine finish tiles throughout
- Large natural petrified wood mirrors above vanities

ENERGY EFFICIENT COMFORT

- Gas cooking
- Heated bathroom floors
- On demand gas fired hot water heaters
- Additional insulated garage doors
- Linear high efficiency gas fireplaces



LOCATION IS KEY

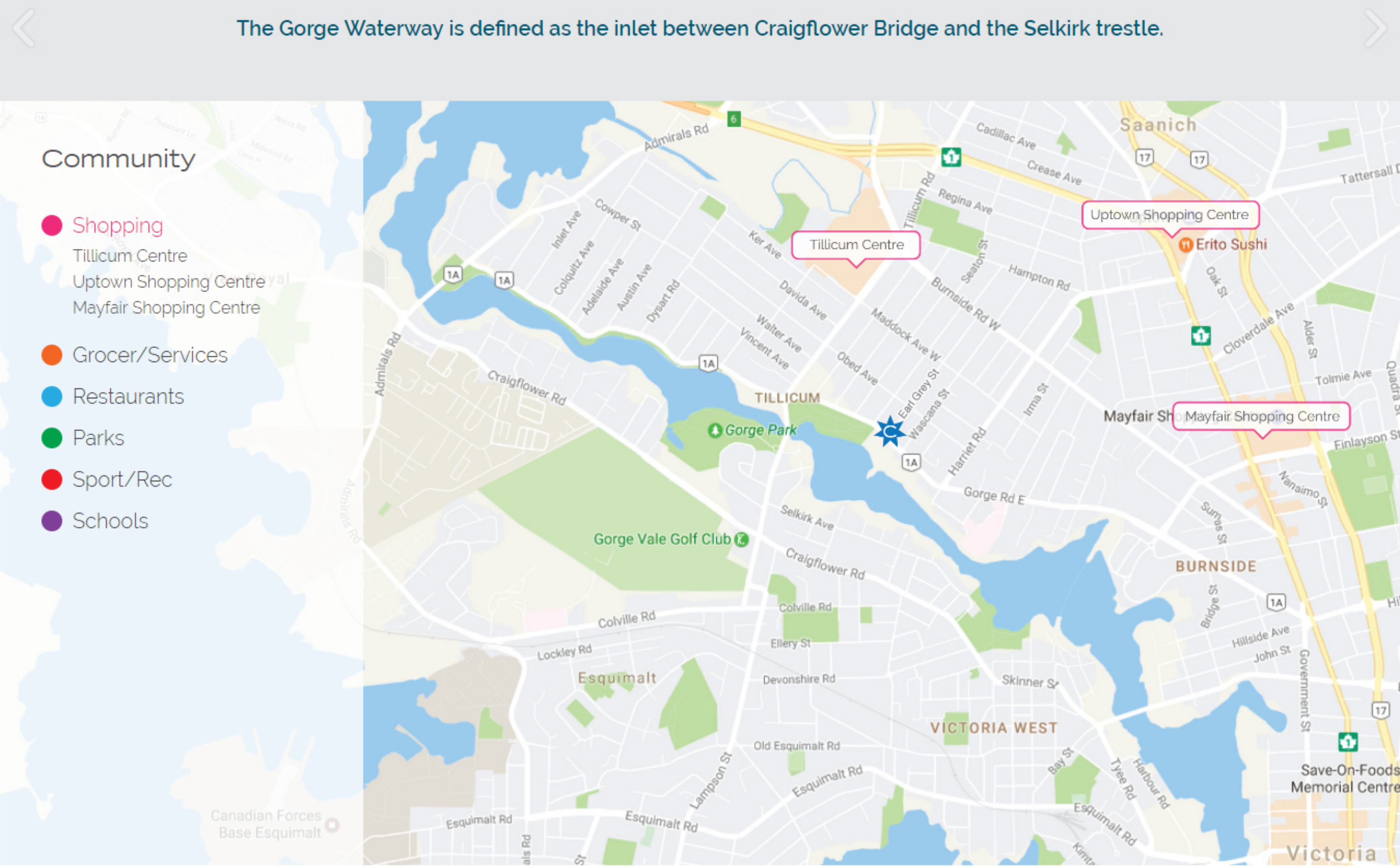


This historic location has a number of parks and public walkways along the Gorge, highly valued by local residents and visitors. Recreational boating has become very popular... kayaks, canoes, rowing sculls, dragon boats and paddle boards are common sights up and down the active waterway. International boating festivals, regattas and several community celebrations are now held along the Gorge each year.

You'll love the convenience of this central locale. Eco friendly options for an easy morning commute - hop on the goose with your bike or take a small harbour ferry to the downtown core. Three major malls are within minutes, immediate access to the TransCanada and Pat Bay highways for rural ventures or BC Ferries and the International Airport are a quick 25 minute drive.



The Gorge Waterway is defined as the inlet between Craigflower Bridge and the Selkirk trestle.



THE DEVELOPER

Bronte Heights Developments is a local company that has been developing properties in Greater Victoria for more than a decade and internationally for over 20 years.

We build homes that have an international flair offering our clients designs and features not typically seen in Victoria.

Our homes are luxurious yet functional with an attention to detail and customization that are well thought out and second to none.

We build lasting relationships with our clients and homes that you will be proud to call your own.



Where extras are standard features in our homes.

CONSULTANTS

THE ARCHITECT - ERIC BARKER
CIVIL ENGINEER - JE ANDERSON
ENVELOPE CONSULTANT - MORRISON HERSHFIELD
ELECTRICAL ENGINEER - AES ENGINEERING
MECHANICAL ENGINEER - WILLIAMS ENGINEERING
STRUCTURAL ENGINEER - RJC
LANDSCAPE ARCHITECTS - FORSITE LANDSCAPING
WARRANTY - AVIVA HOME WARRANTY

THE REALTOR



Tracy SBARAGLIA



2921 EARL GREY ST
VICTORIA BC

VIEWINGS BY APPT
SALES CENTRE
2130 SOOKE RD

T 250.884.5729

REGISTER TODAY!