



SPECIALIZING IN VICTORIA REAL ESTATE LIFESTYLES

Deborah Gold

250.386-8875

www.deborahgold.com



Independently Owned and Operated

RE/MAX ALLIANCE - VICTORIA

Stunning & Distinctive Elegant Waterfront Lifestyle in Oak Bay

360 Beach Drive South Oak Bay Priced to Sell \$2,599,000.⁰⁰

Stroll on the sandy beach, launch your kayak or just enjoy the unblockable waterfront vista from this dramatically redesigned and reconstructed luxurious & contemporary executive home. Soaring vaulted ceilings in entry and kitchen with large skylights, large windows and beautiful hardwood floors in an open floorplan. Carpeted sunken living room with beautiful tall glassed fireplace surrounded by lovely millwork, library office/den leads to private view patio. Gracious dining room for family or dinner parties adjacent to large paved patio with trellis and stone planter with gas hook-up for barbeque. Be a gourmand in your new luxury kitchen with huge granite island, room for casual eating or entertaining, custom maple espresso & white cabinets w/tons of storage & pantry, veggie sink, instant hot water. Top line Stainless Steel Viking appliances w/gas range top, Marvel wine chiller. Blanco stainless sink with commercial grade kitchen faucet by Tower Tech. Ceiling fans in study, master and Kichler lighting.

Three bright lovely en-suited bedrooms on main with Hansgrohe faucets & undermount sinks graced by designer tile and granite, all tile floors are heated including the laundry room. You must see the stunning powder room with custom European style cabinet & mirror w/ NatPhil designer sink! Dream laundry room with top line Maytag pedestal mounted washer/dryer, bountiful maple espresso cabinets and anthracite sink. Lower storeroom and tons of glorious storage... you can never have enough!



See more photos and virtual tours @ www.deborahgold.com



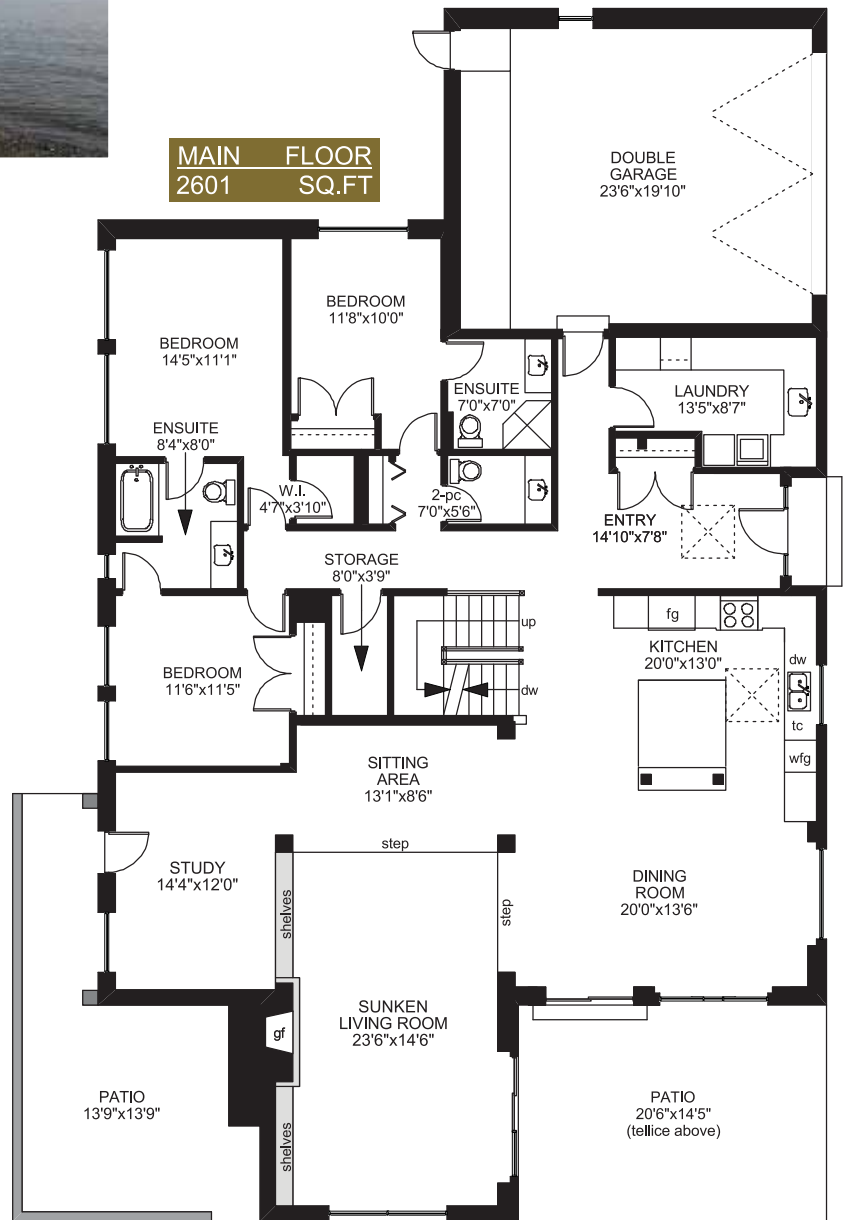
Besides the Stunning Ocean Views...

Embrace the glorious large master pod on the second level with absolutely stunning views, soaring vaulted ceiling & gas fireplace which leads to large private glassed balcony with gas hook-up. You will appreciate the bonus flex room (library, fitness, nursery) with beautiful views too! The master en-suite is graced with contemporary Maax tub set in white marble w/Hansgrohe roman faucets and handheld spray. Beautify in the sexy glass/marble shower with Hansgrohe rain shower, single lever control plus separate hand held spray. Hanstone counter tops w/Caroma Liano sinks and separate water closet.

Stay dry in the attached spacious 2 car auto storage with interlock stone driveway, entry walkway and additional exterior stall. Graceful large fully landscaped lot with new sod, planted beds, stone sign piece and full sprinkler system.

Simply a Classy, Elegant Home for Every Lifestyle!

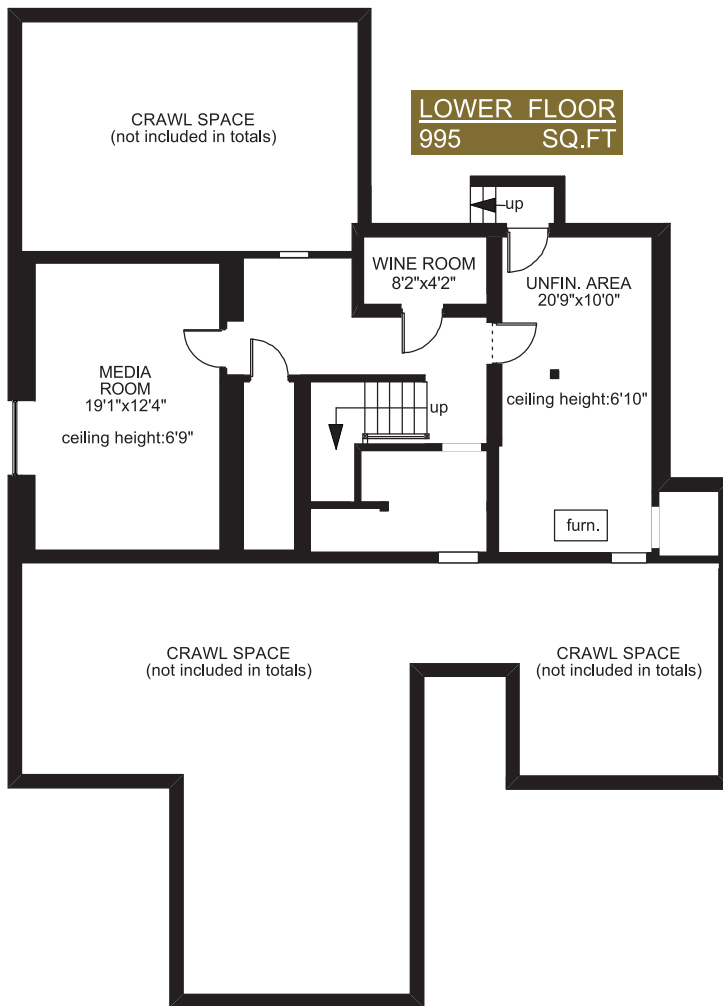
Seller would be pleased to consider taking your Oak Bay waterfront home in trade should you be considering a move to this home.



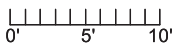
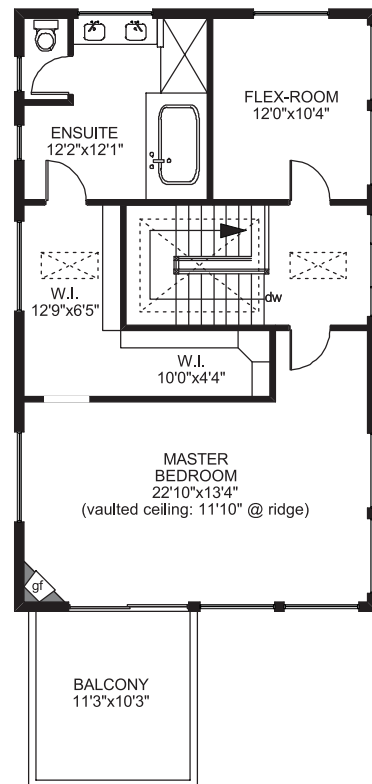
	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2601	0	2601
UPPER	970	0	970
LOWER	685	310	995
TOTAL	4256	310	4566
GARAGE	0	549	549
PATIOS	0	570	570
BALCONY	0	115	115

360 BEACH FLOORPLANS

Priced to Sell
\$2,599,000.⁰⁰



UPPER FLOOR
970 SQ.FT



PREPARED FOR THE EXCLUSIVE USE OF
 DEBORAH GOLD OF RE/MAX ALLIANCE

MEASURED ON: 02/17/09
 DRAWING FILE: 06948

Tafe Measure VICTORIA, B.C.
 Ph. 883.8894
 www.tafemeasure.com

Call Deborah Gold at (250) 386-8875 to arrange a viewing.

TECHNOLOGY

- Smart Home wired throughout.
- Six zones of music provided by a NuVo Essentia E6Gsystem, rated Energy Star compliant. Zones included are Kitchen, Living Room, Front Patio, Rear Patio, Master Bedroom and Master Bathroom.
- Media room can be added as another zone in the future.
- Four sources of music: Ipod dock, Sirius satellite radio, (with a 1 year subscription), CD and FM radio.
- Two additional music sources can be added.
- Bedrooms, Study, Living Room and Flex-Room have a cable TV outlets as well as the ability to have distributed video from sources of your choice based in the Media Room.
- Satellite TV can be added to the system, by room basis, or from a central location in the Media Room.
- All rooms are terminated with telephone and network jacks. Rooms that are likely to be used as offices are terminated with jacks in two locations.
- Home Security by Prices Alarms. Key access points are hardwired.

OPTIONAL EQUIPMENT

- Complete 7.1 Surround Sound home theatre system located in the basement Media Room. Components include include Panasonic HD 1080P 65" plasma screen, a 400 disk CD/DVD changer, Denon and Atlantic Technology audio. Fully integrated RTI Remote Control Touchscreen LCD panel included for ease of use.
- Four camera external security system with a digital video recorder and full remote internet access.



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