

## **Extra Features of 1 – 4360 Emily Carr**

The original Show Suite for the complex.

Corner suite with large deck overlooking Rithet's Bog.

770 sqft of full height (8 ft) ground floor space which is prewired, has lighting, baseboard heating and central vacuum already in place, ready and waiting for your ideas, such as: Home theatre, storage, work out room, craft and hobby space, etc.

Close to the Recreational Centre which features a pool, hot tub, fully equipped exercise room, sauna, men and women's change rooms and showers, a pool table, a big fully equipped club kitchen, large clubroom with a gas fireplace, huge exterior patio area overlooking Richet's Bog Conservation Area.

The Recreational Centre also has 2 separate guest suites for your visitors.

The complex tennis courts are about 200 meters away.

Just steps to the walking trails around Richet's Bog Conservation Area.

Minutes to two shopping areas, Broadmead Shopping Centre and Royal Oak Shopping Centre.

15 minutes by car to downtown Victoria, the airport or BC Ferries.