



BRIZO 19

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FIND YOUR SPOT

Tired of blah? Yearn for something different? How about amazing? Brizo 19 will get you out of the mundane and into one of nineteen sweet suites. Stellar floor plans, awesome appliances and finishings, the best location. **Need we say more?**

>>>> 3 TOWNHOMES / 16 CONDOS

PRICED FROM THE MID \$200'S >>>>

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This is not an offering for sale. Such an offering must be accompanied by a Disclosure Statement. E.&O.E. The developer reserves the right to make modifications and changes to building design, specifications and floorplans. Suite sizes are approximate, actual floor plans & square footage may vary.

CALL: 250-477-5353

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FIND YOUR SPOT

If you love to stay busy and be close to everything — you'll love Brizo 19. Perfectly situated between Mayfair & Tillicum shopping malls it's a shopper's dream and if you love the downtown vibe but don't want to live it, it's even better. Downtown is just a short cab ride away.

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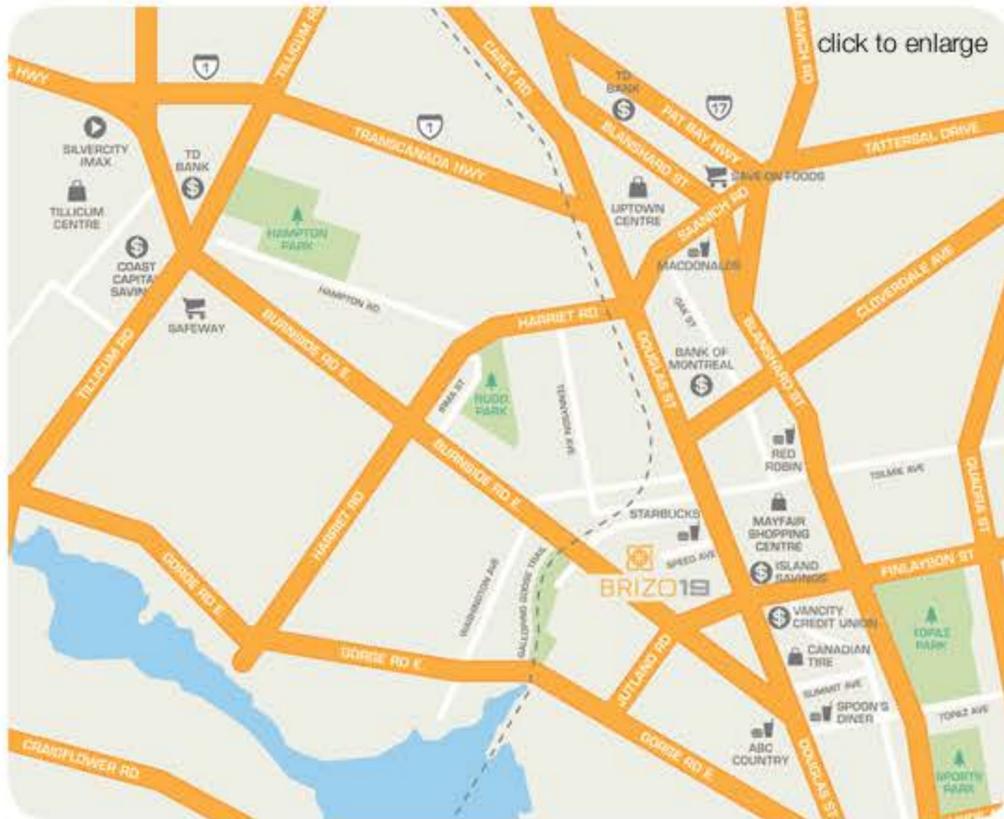


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amenities



Food and Drink

- > Starbucks
- > Serious Coffee
- > Kentucky Fried Chicken
- > Red Robin
- > Denny's
- > Quizno's
- > MacDonald's
- > Spoon's Diner
- > ABC Country Restaurant
- > Jugo Juice
- > Baskin Robbins

Entertainment

- > Silvercity & IMAX Cinemas

Services and Retail

- > Mayfair Mall
- > Uptown
- > Tillicum Centre
- > Canadian Tire

Groceries

- > Safeway
- > Lifestyle Markets
- > Save on Foods

Banking

- > Island Savings Credit Union
- > Vancity
- > BMO
- > TD Bank

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THE DEVELOPER



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THE DEVELOPER

FIND YOUR SPOT

This building is no slouch in the design department. It's got something for everyone; townhomes, lofts and condos. The kicker is Brizo 19 actually offers you a place you can actually live in. Don't go and buy that apartment sized couch just yet — there's hope

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features



- > Energy Star® Appliances: refrigerator, range, dishwasher, washer and dryer
- > Low-E double glazed, thermally isolated, energy efficient aluminum window system, which provides warmth in the winter and cools in the summer
- > Superior building envelope to minimize heat loss and gain

- > A minimum of R17 insulation on exterior of the building and roof
- > Low-E double glazed, thermally isolated, energy efficient aluminum window system, which provides warmth in the winter and cools in the summer
- > Superior building envelope to minimize heat loss and gain
- > External shading on south and west windows to minimize heat gain in summer but allow for daylight (on most suites)
- > Energy Star® Appliances: refrigerator, range, dishwasher, washer and dryer
- > High efficiency, zoned, occupancy-controlled lighting in parkade and common areas
- > Enhanced "day-lighting" strategies to provide daylight in suites

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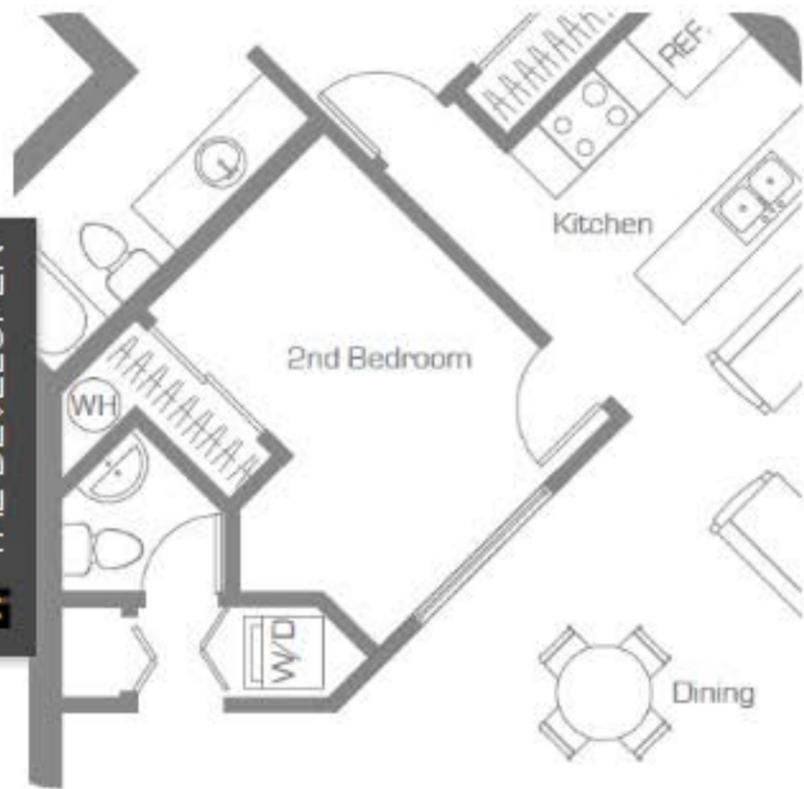
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FIND YOUR SPOT

Check out a sexy 1 or 2 bedroom loft, a funky townhome or a hipster condo. The choice is yours. Fortunately, you won't be disappointed...[View Lofts](#) | [View Townhomes](#) | [View Condos](#)

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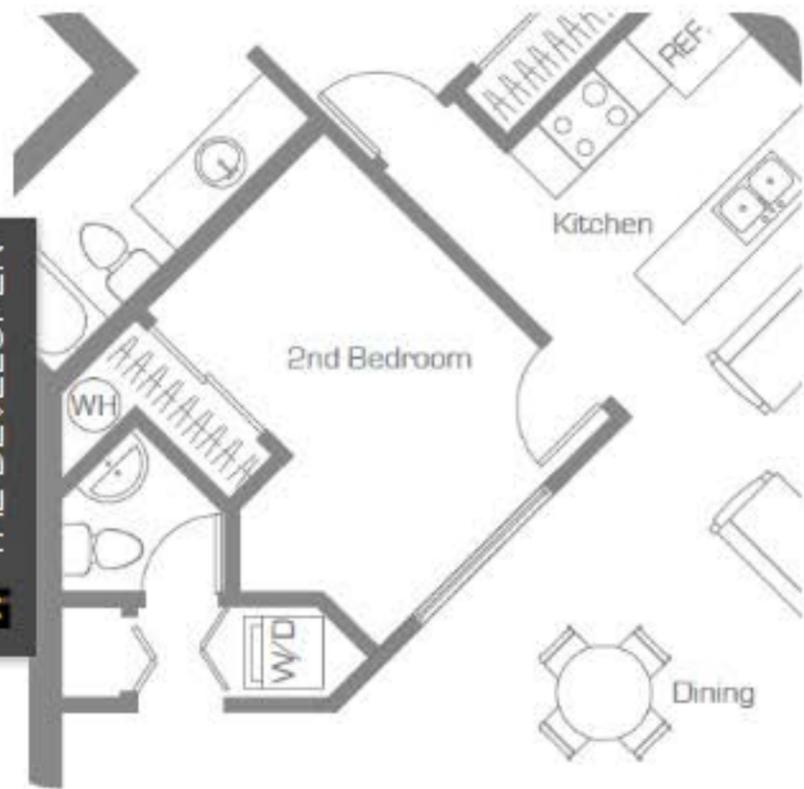


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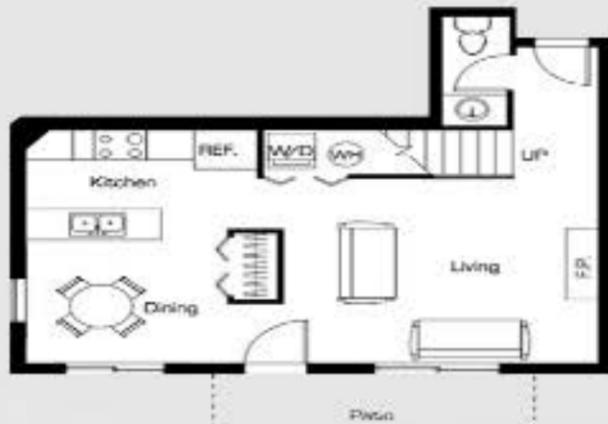




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These townhomes are really something else. Each one has a slightly different twist and ALL have been thoughtfully designed to ensure the best space plan possible. Don't be disappointed, these are the best deal on the market and won't last at these prices.

[TOWNHOME A](#)

[TOWNHOME B](#)

[TOWNHOME C](#)

[DOWNLOAD THE PDFS >>>>](#)

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B C C O N D O S . N E T





ROYAL OAK MIDDLE SCHOOL PROJECT

Coming Fall 2012 — This multi-building project, located on the site of the former Royal Oak Middle School, will be the preeminent condominium offering in Royal Oak. The buildings will be built to Built Green Gold standards and will employ aerothermal and solar hot water heating. As with every Mike Geric Construction Ltd. project, the landscaping of the site will be exceptional and will unite all buildings in a cohesive and visually arresting manner.



BRIZO 19

Our latest project, Brizo 19, will launch this Spring. We tasked ourselves to design a building that incorporated larger suite sizes, exceptional west coast design and quality finishings — all at a cost that won't send you running for the door. Some might say, that isn't possible! We beg to differ. This 16-unit building is a combination of spacious one- and two-bedroom condominiums and 3 thoughtfully-designed town homes. Making for 19 residences in total. Check back soon for updates and information.

EXPLORE

- About Us
- Sales & Service
- On The Map
- Contact

FOR FURTHER INFO

Please contact Mike Geric Construction Ltd.
250.590.3666 | info@gericconstruction.com

Mike Geric Construction Ltd.
4520 West Saanich Rd
Victoria, BC V8Z 3G4

CONTACT US

Name *

Email *

Submit



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We'd love to hear from you. Give us a call or visit us in person at our presentation centre.

4520 West Saanich Road, Victoria, BC V8Z 3G4

Telephone: 250-590-3666

Brizo 19 Site:

606 Speed Street, Victoria

Sales Team:

James Liu – email

Scott Munro – email

Alli Munro – email

T: 250.477.5353

F: 250.477.3328



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THE DEVELOPER

Brizo 19 at Mayfair, Victoria - a 19-unit 4-storey low-rise by Mike Geric Construction

Developer wants to attract young first-time owners to low-rise building in Mayfair area

Suzanne Morphet

Sun

Saturday, August, 11, 2012



An artist's rendering shows the Brizo 19 townhouse and condo project in Victoria by developer Mike Geric Construction

BRIZO 19

Location: Mayfair area of Victoria

Project size/ scope: A 19-unit, four-storey residential low-rise of wood construction. Three townhomes and 16 condominiums ranging from studios to two bedroom + den.



Price: from \$200,000 to mid \$300,000s.

Monthly Strata fees: estimated at \$175 per month depending on size of unit.

Telephone: 250-590-3666

Email: info@gericconstruction.com

Website: www.gericconstruction.com

Developers: Mike Geric Construction Ltd.

General Contractor: Mike Geric Construction Ltd.

Architect: Eric Barker Architect Inc. Occupancy: April 30, 2013

The company that's best known for developing the upscale Broadmead and family-oriented Royal Oak neighbourhoods in B.C.'s capital region has launched its first project in the city of Victoria itself.

Mike Geric Construction demolished three houses last week across from Mayfair Mall to make way for a 19-unit condo and townhouse complex on Speed Avenue.

Brizo 19 is also aimed at a different market than the relatively well-heeled residents of Broadmead and the middle class families of Royal Oak. It's targeting young, first-time homebuyers who want to be close to downtown, but not necessarily in it.

Speed Avenue is a short dead-end street, not much longer than a cul-de-sac, and surrounded by busy streets with industrial and commercial properties.

Ed Geric, the president of Mike Geric Construction, says the area was a little neglected just a couple of years ago, but is now an up-and-coming neighbourhood. "Starbucks really cleaned up a lot of stuff there. When the brand-new Starbucks went in right next door and there was an office building there that just got redone and a condominium a couple years ago - and now with the rezoning and everything else, it's changing quite a bit in that area."

The rezoning to multi-family allows Geric and other developers to increase density. And for the first time, Geric will be building units smaller than 1,000 square feet; the 16 condos will range in size from roughly 500 square feet to 1,000 square feet, while the three townhomes will be well over 1,000 square feet.

It's a big change from the days when his father Mike, a builder from Winnipeg, moved to Victoria and slowly started buying lots and constructing single-family homes.

Broadmead Farm, once owned by the Guinness family - the same family that developed much of West Vancouver and built the Lion's Gate Bridge under the name British Pacific Properties -



was ready for development in the 1970s and Mike Geric was the first developer to buy tracts of land there and develop multiple houses at the same time.

"He loved the Broadmead area," Ed Geric says.

"We were the No. 1 singlefamily home builder in the Broadmead area." When Ed joined the family business about 20 years ago, he started looking at multi-family developments and now has 10 or 15 under his belt. "I did Broadmead Terrace and that's about 100 units, Heatherdale is 90 units, The Duval is 50 units, a new one coming up in Royal Oak called Travino Lane is 250 units -."

Brizo 19 is small by comparison, so small Geric says he doesn't need to pre-sell any of the units and won't begin marketing them until framing is well underway, probably in November.

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