

## At home in the heart of Victoria

**Brick exterior of 1011 Burdett is reminiscent of classic Eastern seaboard brownstones**

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SPECIAL TO THE SUN



A removable wireless speaker that fits into the shower head is compatible with smartphone music libraries.



Kitchens feature Kohler sinks, quartz counters, custom cabinets by Benson, gas stoves and FisherPaykel dishwashers with a split design that lets residents wash half-loads.



The 1011 Burdett homes are in Victoria's Fairfield neighbourhood, close to the Cook Street Village.

Project location: Victoria Project size: 32 condos and four townhomes Residence size: 543 to 1,444 sq. ft Price range: \$279,000 to \$659,000 Developer: Mountain West Properties Interior design: Jenny Martin Sales centre address: 1011 Burdett Ave., Victoria Hours: noon — 5 p.m., Sat — Wed, or by appointment Telephone: 250-384-1011 Website: 1011burdett.com Warranty: 2-5-10 years Occupancy: Immediate

From the moment Brian McKinnon set his eyes on Victoria's 1011 Burdett, he knew he'd found his new home.

"Right off the bat, you see the outside of the building, what beautiful curb appeal it has — it just invites you in," said the substitute teacher, who recently purchased a one-bedroom unit in the development.

The interior, he said, was equally enticing. "I saw the place and I thought: 'There's no point in looking around, I'll just come back here, I know I will.'"

That's the effect Dan Fisher, president of developer Mountain West Properties, was aiming for in choosing an all-brick exterior for the development, which is comprised of four townhouses and 32 condos in the city's Fairfield neighbourhood.

Geared to the city's "mid-luxury" market, the development stands out as more reminiscent of the classic brownstones common along the Eastern seaboard than the ultracontemporary architecture of the West Coast. Nonetheless, the building's historical feel fits in with the mature neighbourhood situated within walking distance from such city landmarks as the Cook Street Village, the Empress Hotel and Beacon Hill Park.

Replete with 100-year-old trees and wide boulevards, the surrounding area presented a rare opportunity to make an eye-catching design statement, Fisher said.

"It's not very often that brick fits in here, you don't see a lot of it," he says.

Originally from Toronto, Fisher cites that city's Yorkville neighbourhood as inspiration for 1011 Burdett, which he said marries historical-inspired charm with modern amenities. For example, the developer took pains — and spent \$160,000 — to landscape the surrounding area with 45 mature, 20-foot trees to give a lush garden feel that fit in with the established neighbourhood. He also relocated and restored a 103-year-old heritage house that used to sit on the lot. (That house is now on the market elsewhere in the city.)

Inside, 1011 Burdett boasts the kind of spaciousness and attention to detail that has become somewhat of an architectural relic, while modern construction methods ensure it meets high safety and security standards. One-bedroom units range from 543 square feet to 757 square feet, while two-bedrooms run between 897 square feet and 1,284 square feet. The townhouses exceed 1,400 square feet.

Most units have balconies or patios, while upper units have sun rooms and extended dens for those who prefer to maximize indoor space. Main corridors are extra wide, measuring more than six feet, compared with the standard five, while 2.5-inch concrete floors sealed with an insulating substance, double-layered drywall and commercial-grade windows ensure units are "virtually soundproof," Fisher said.

Building amenities include a shared deck and patio in the rear, guest parking, bike storage and double electric garage doors for added security that separate visitor and resident parking.

All units have high-end features, including extra-deep Kohler kitchen sinks, quartz countertops, custom cabinets by Benson, gas stoves, and FisherPaykel dishwashers with a split design that allows residents to wash half-loads.

Twenty units also have gas fireplaces, while all balconies include gas hookups for barbecues. But perhaps the most un-

1011 Burdett

usual feature is the removable wireless speaker that fits into the shower head. The Kohler product is compatible with smartphone music libraries and becomes a portable sound system that plays up to eight hours of music, whether at home, out at a picnic, or at the beach. "It's kind of neat when everybody becomes a singer in the shower," Fisher said.

Fisher said he believes the details have made the difference in convincing buyers that are looking for homes rather than investments.

"The difference between Victoria and Vancouver is the mentality," he said.

"In Vancouver, you can buy a condo and if you sell it a year and a half later and move to a more expensive, better condo, that's everyday business. Victoria's a lot more cautious. They will come in for third, fourth, and fifth visits. Then they'll make up their mind."

With the project more than 50 per cent sold (11 condos and three townhouses remain), buyers tend to fall into two camps, Fisher said.

About 30 per cent are in their 50s and downsizing, while the remainder are single professionals and younger couples in their early 30s.

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