

ERA fusiOnsen (tm) Studio "verandah stateroom" 510 728 Yates Street, Victoria BC Canada V8W 0C8

MLS: 902094

Accepting offers May 5- May 10 2022 until 7pm. The Seller reserves the right to accept a pre-emptive signed offer .

At ERA ( the ERA Princess the landlocked vertical cruise ship ) Downtown Victoria 4 blocks from the Inner Harbour

\$527,000

360 Video Tour Playlist :

<https://lalaworld.ca/fusionsen-tm-studio-510>

- Built 2015 by Concert Properties

MAIN Features :

Annual Taxes: \$1591.81

Wheelchair accessible

One Bathroom

Dedicated open concept Jr. one bedroom

483 Square Feet

48 square foot 5th Floor West Facing Terrace

Strata Fees : \$291.82

The ERA building is one of the remaining few buildings in Victoria zoned for un limited Airbnb/ Rentals

After travelling extensively to New York and Europe , This original owner had prepared this unit for Corporate / Vacation rentals ( shortly before the Pandemic) with the trademarks fusiOnsen (tm) Living Senually (tm)

**Never has it been operated as a business / rented - no GST for buyer approximately \$25,000**

The Era building is PRIME location on Yates Street with Fol Epi/ Agrius/ Pure Body Health located within the building. Two Cinemas Odeon and Capital 6 are next door on the Corner and all your transit and dining options are at you doorstep.

Quiet ( limited city noise - seagulls & birds from the 2nd floor garden terrace are the predominate sounds ) 5th floor West facing Heritage City View ( Yates street and Original Canada POst and Hudson Bay Buildings) , Garden Terrace/ West Mountain View. Watch the sea planes fly into Victoria Harbour!

483 square feet open Concept Junior One Bedroom - Larger than some one bedrooms in the building . Clever layout for privacy between bedroom and living area ( for sofa bed guests )

80 square foot West facing terrace - generous for seating and patio garden . In the Spring the full sun embraces beginning in early afternoon . You will have full sun in Summer and enjoy the orange sunsets over the mountains and into you living room / kitchen through till after 9PM

This is a turn key Airbnb / furnished rental . The carefully curated furnished for this unique space is negotiable . See sofa demo on video playlist

AIR BNB Guest Perks: coupons from Owner of Agrius / Fol Epi available for your Air BnB Guests

On site Vacation / Air BNB Management available

Suite Interior:

- current decor an Homage to Palm Springs Lifestyle and Tiki Culture . Original Wall Colour with select Color Panels of Pink and Yellow

- Open concept floor plans with large metal framed 9 foot windows , and sliding patio doors
- 9 foot ceilings with Custom Acrylic curtain rods
- Baseboard heater with fully lifestyle programmable ThermoStat . ( I leave OFF from April till October
- 16 square foot potential office space - deductible on tax return

**Bathroom:**

“Spa” Colour Therapy Lighting over tub

Faucet and shower fixtures by Delta and Moen

Toto Toilet with soft closing seat

- Ceramic tub - to -ceiling tiled shower enclosure
- Deep soaker tub
- Step Pop Up Bathtub drain addition
- Sherwin Williams Greek Villa White Super Paint Odour Neutralizing Semi Gloss

**Kitchen:**

Brand New Whirlpool "smart" wall oven with Wi Connectivity ( you can preheat you oven from you iPhone/ Smart Phone ) see demo on video playlist

The Frigidaire Glass CookTop has been thoughtfully retrofitted to is easily replace without needing remove the new wall oven

The wall oven is compatible with other brand of cook tops

Upgraded ( 2 years) Samsung Microwave

Upgraded ( 2 years) Grohe Gooseneck kitchen Facet

EQ3 Copper Feature lightning fixture on dimmer in the dining / bar "nook"

Full height tiled backsplash in kitchen

-Recessed under-cabinet LED lighting

**Amenities:**

In-suite laundry

3 x3 x3 Storage Locker on Lobby Level

Recycling " Lounge" on Lobby Level - Recycling managed and proceeds to Strata

Bike Storage

Generous Closet Space ( 3 separate )

In Closet wall mounted wall safe

Evoke Laminate flooring - with full box of replacement panels

Modo car Car Sharecorporate membership transferred from original owner

Custom Acrylic Curtain Rods with Sheers for Summer and Soft Cream Heavy Cotton for Winter - Budget Blinds will switch for you

Vacation / Air BnB Rental Management available on site

**Parking:**

**No parking included with unit , yet parking spaces readily available for monthly rental - one in May for \$250 month ( contact provided upon request )**

Parking on Street and in Johnson Street Garage directory building building and Odeon Theatre through Tree Lined shops of Millies Lane

Modo Car Corporate Membership for owners in the building

**Social Lounge & Terrace 2nd Floor :**

**Need a LOT more space for entertaining Co Share Office or rehearsing your next Celebration or event?**

ERA Social Lounge ( open 9am until 10pm )

Shaw connect wi fi

Large Screen TV with Telus Cable

Fire Pit on Timer

Wine Fridge

New!Napoleon 6 Burner Gas BBQ

Kitchen with sink wall oven

Private rentals available for a \$50 fee

Expansive landscaped Terrace with Fire Pit , Gas BBQ , Landscaping that the singing birds love . On second floor overlooking Yates Street . Schedule your viewing today with your Seller Host ...Cruise Director Richard McBride !

