

A COASTAL RENTAL COMMUNITY

- Located in Victoria's beloved James Bay neighbourhood offering the right mix of oceanfront peace, convenient at-home amenities, and easy downtown access
- Transit-friendly location with easy access to nearby bus-stops
- Like all Pacific Cove communities, Shearwater is pet-friendly
- A short walk to Beacon Hill Park, nearby beaches, and classic neighbourhood restaurants like Coriander and Heron Rock Bistro

OUTDOOR AMENITIES

- The Outlook Lounge and Terrace offers the high life – a complete rooftop patio where you can gather with loved ones and neighbours and cook, eat, relax, and watch the ocean
 - Fire pits with seating area
 - Outdoor kitchen with BBQ's and dining areas
 - Sun lounge zone for reading or relaxing
 - Community gardens – a touch of green above the city
- The Retreat, a Barcelona-inspired courtyard at the heart of the community, takes cues from European life – a place to sit, strike up a conversation, or cultivate a moment of peace on the lawn
- The Pup Park, a spacious, fenced-in dog run is there for your furry friends

INDOOR AMENITIES

- Multi-purpose entertainment lounge, featuring a cozy lounge area with a TV, a fully-equipped kitchen space and a spacious dining table perfect for hosting gatherings
- Co-working lounge with private work pods
- Modern fitness studio featuring cardio machines, weights, and a stretching area
- Dog wash area
- Bike storage, wash and repair
- Storage lockers on every level of the building make it easy to hide away sports equipment and seasonal items

PARKADE

- Secure, underground parkade
- EV charging stations
- MODO parking
- Car wash area

SECURITY

- FOB access to building and suites
- Two elevators with restricted FOB access
- Smart lockers ready to receive your orders – accessible 24/7 for safe and secure package delivery
- Security camera system for peace of mind
- On-site property management services provided by Pacific Cove Property Management Ltd

SUITE INTERIORS

- Private balconies or patios for all suites
- Ocean views provide the perfect backdrop (select suites)
- Luxury vinyl plank flooring with wood-look finish
- Insect screens for summer comfort
- In-suite washer and dryer by Samsung
- Office nooks in select suites
- Level 6 suites offer up to 10' ft ceilings

Bedrooms

- All primary bedrooms fit king size beds
- Walk-through closets (select suites)

Kitchen

- Pure white quartz countertops and full height tile white backsplash
- Kitchen islands for most floorplans, with built-in storage and bar seating
- Ample kitchen storage with duotone cabinetry
- Full-size Samsung stainless steel appliance package:
 - French door refrigerator with bottom freezer, wi-fi enabled
 - Over the range microwave
 - Freestanding electric range, wi-fi enabled
 - Dishwasher with hidden digital touch controls

Bathrooms

- Kohler plumbing fixtures
- Quiet-close toilets
- Chrome, LED vanity lighting
- Frameless mirror