



CHRISTIE'S
INTERNATIONAL REAL ESTATE

Rare Family Home in North Oak Bay



Tristan Ziegler PREC*

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Sunny and Bright Home on a Garden Lot with Mountain Views

Fabulous south facing family 5/6 Bedroom, 2 Bathroom, 2,835 SqFt home nestled on a private 6,250 sqft mature garden lot. The home has been well maintained with improvements over the years redesigning and expanding the kitchen and bathrooms and adding an upper floor. The main features a very family friendly plan with open kitchen concept, dining room (open to a huge south facing deck (21x14) overlooking the private garden) Living Room with Fireplace, Bedroom and recently updated 3 pce Bathroom. A staircase off the kitchen leads to a 3 Bedroom/4pce Bathroom upper addition –bright & sunny with neighborhood and mountain views. The walkout garden level is a bonus with 2 Bedrooms, laundry, workshop and flex room (great potential). Well located within walking distance of almost all amenities - golf, sandy beach, several parks, two shopping villages, schools and an easy bus commute to University or a bike ride to the Victoria downtown. Hardwood and character highlights are well balanced with contemporary skylights and practical considerations - 150 Amp Electrical and newer gas furnace.

PROPERTY HIGHLIGHTS

Area	North Oak Bay
Bedrooms	5
Bathrooms	2
Lot Size	6250
Floor Space	2835
Age	1940
Taxes	4396
Tax Year	2020
MLS#	884251
Parking	



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Art. Beauty. Provenance.