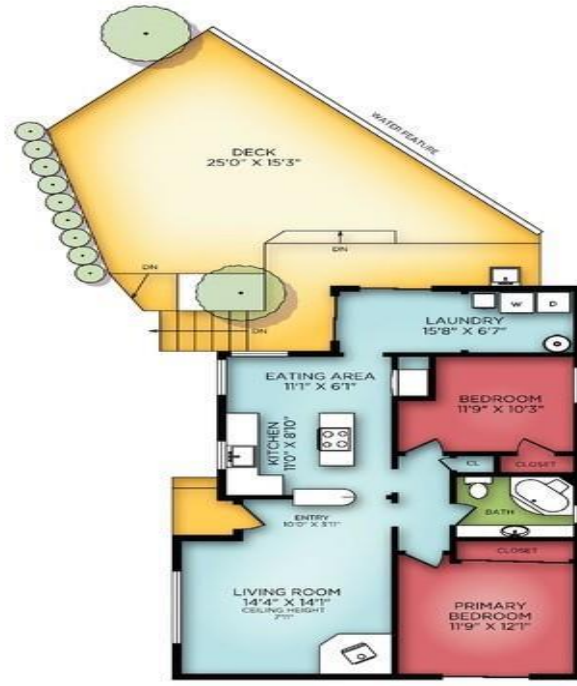


2542 SELWYN ROAD

Document prepared for the exclusive use of:
JP Tait



CARRIAGE HOUSE



MAIN FLOOR

Floor	Finished	Unfinished	Total	Other Areas
Main	1023	0	1023	Carport 237
Carriage Hs.	510	0	510	Decks 839
Total	1533	0	1533	Storage 94

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof. Purchaser to verify measurements if important.

REALFOTO

250 388 6988
orders@realfoto.ca
Measured 04/26/2024 by O.T.

MLS®961614



JP Tait
Pemberton Holmes - Oak Bay

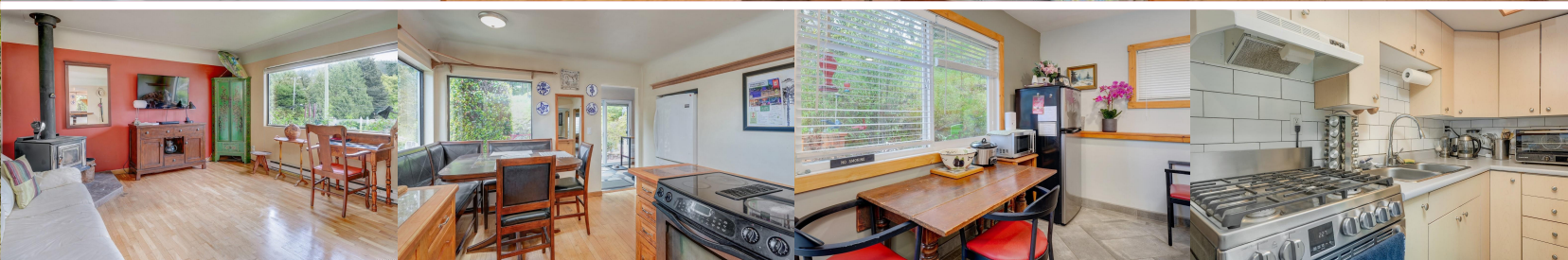
(250) 551-5551

2000 Oak Bay Ave
jp@jptait.com
www.jptait.com

2542 Selwyn Road



JP Tait
Pemberton Holmes - Oak Bay



2542 Selwyn Rd

Fall in love with this special property! Convenient, safe, and friendly location in Mill Hill. Rancher style house with CARRIAGE HOUSE Garden Suite mortgage helper, the front of which includes a carport with storage rooms. Each house has its own private low-maintenance backyard! Main house boasts a SUNNY backyard OASIS PATIO with WATER FEATURE as a simulated mountain stream & pond. Practical additions include a wood stove (with 7 CORDS of seasoned wood), an outdoor sink with hot water, patio furniture and space heater. Beautiful plantings and trees featuring productive FIG trees, PLUMS, and PEACHES. Hardwood & tile floors, newer windows and patio doors (internal blinds), kitchen sink and handcrafted bamboo counters with inlaid granite, and pot lighting. Includes soaker tub, ceiling fans in bedrooms, wall-mounted Smart TV, high attic with storage, separate hot water tanks. The garden suite has in-floor heating and another backyard that includes a modern HOT TUB.

Area	Mill Hill	Age	1955
Bedrooms	3	Taxes	\$3,658
Bathrooms	2	Tax Year	2023
Kitchens	2	MLS#	961614
Lot Size	10,680	Parking	4
Floor Space	1,533		

JP Tait
Pemberton Holmes - Oak Bay

To view interactive
floor plans scan this QR
code with your smart
phone



(250) 551-5551
2000 Oak Bay Ave
jp@jptait.com
www.jptait.com

