

**2-1871 Fern St**

FLOOR	FINISHED	UNFINISHED	DECK	PORCH	GARAGE	TOTAL
LOWER	530	0	0	0	0	530
MAIN	524	0	0	0	0	524
UPPER	511	0	0	0	0	511
<b>TOTAL</b>	<b>1565</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1565</b>

PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.  
FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF



# Heritage Character Conversion



**Kash Burley**  
Pemberton Holmes - Oak Bay

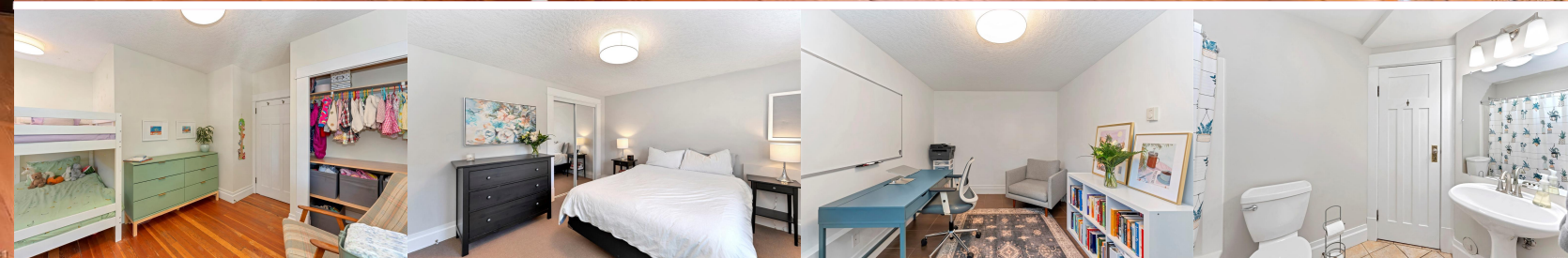
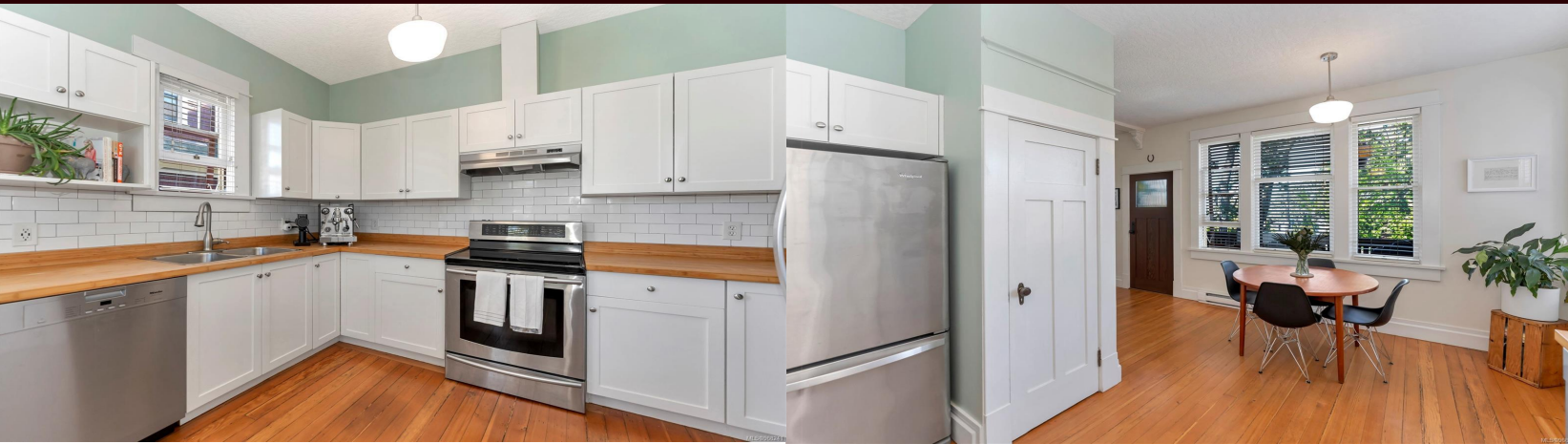
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## #2-1871 Fern Street



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Area	Jubilee	Age	1907
Bedrooms	3	Taxes	3429
Bathrooms	2	Tax Year	2023
Lot Size	1953	MLS#	968241
Floor Space	1641	Parking	1

## 2-1871 Fern Street

Unique and roomy heritage home offering turn-of-the-century character details and the peace of mind associated with a more modern (1999) full renovation and conversion to a front/back duplex with new lower levels. With a total of 1641 sq ft over three levels the floor plan provides owners with flexible living. The main features an inviting deck/entrance, high ceilings, a classic updated kitchen, stainless steel appliances, large living room, original fir flooring and a cozy gas fireplace. You will find two bedrooms up along with a 4 pc bath. Down you will appreciate the added space created through the duplex conversion, with its full height ceilings, a bedroom, 3 pc bath, an extra living space, plus a separate entrance. Fenced red brick patio and outdoor space is very private. There is storage under the deck plus a bonus storage shed. Parking spot is conveniently located next to the unit. Close to all amenities, Downtown, Schools, UVic, Oak Bay Ave and public transit.

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



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