

# WELCOME TO: 212 SIMCOE STREET

# \$ 729,900.00

JAMES BAY - VICTORIA



Area	James Bay
Bedrooms	2
Bathrooms	2
Lot Size	3600 sq ft
Floor Space	1479 sq ft
Built in:	1909
Taxes	\$3,566
Tax Year	2017
MLS#	392455
Parking	Carport



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



## 212 SIMCOE STREET

Fantastic James Bay character duplex that feels like a single family home. A block from seaside-bike/run/walk for enthusiasts to enjoy the scenic Victoria coastline. World class amenities of downtown-Victoria inner Harbour just minutes away. Built in 1908 this charming UPDATED home has over height ceilings, crown molding & hardwood floors throughout. Bright and open south facing plan with 2 bdrms plus den and 2 full baths. Open main floor features a gas fireplace in the living room, a spacious kitchen & dining room, pantry, laundry and full bath. Stair case with skylight leads to generous master suite with vaulted ceilings, reading nook, custom his and hers closets with storage area, renovated 3 pc ensuite bath with large shower and storage galore. Back yard is a GARDENERS DELIGHT, with perennials & fruit trees, fully fenced & VERY PRIVATE, perfect place to relax on a sunny afternoon. Deck off the kitchen is plumbed for gas BBQ. Storage shed & bonus basement for additional storage.

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