

1014 St. Patrick Street

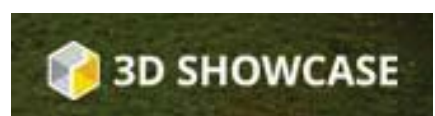
Price \$1,599,900



Fabulous South Oak Bay Location  
4 Bed 2 Bath on Second Floor  
Updated 1913 Character Home



Photos, Links &  
More  
[www.MyVictoria.ca](http://www.MyVictoria.ca)



# Warm Inviting 1913 Character



# Updated Kitchen



# Your New Home Features

MLS® Number  
Finished Area  
Year Built  
Taxes 2015  
Lot Shape  
Lot Area  
Municipality

396865  
3,070 sq. ft.  
1913  
\$5,563  
Rectangular  
5,568 sq. ft.  
Oak Bay

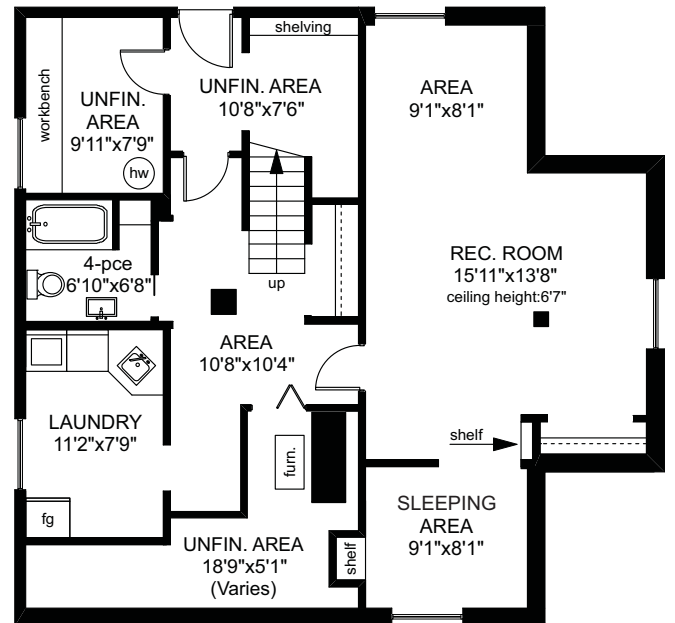
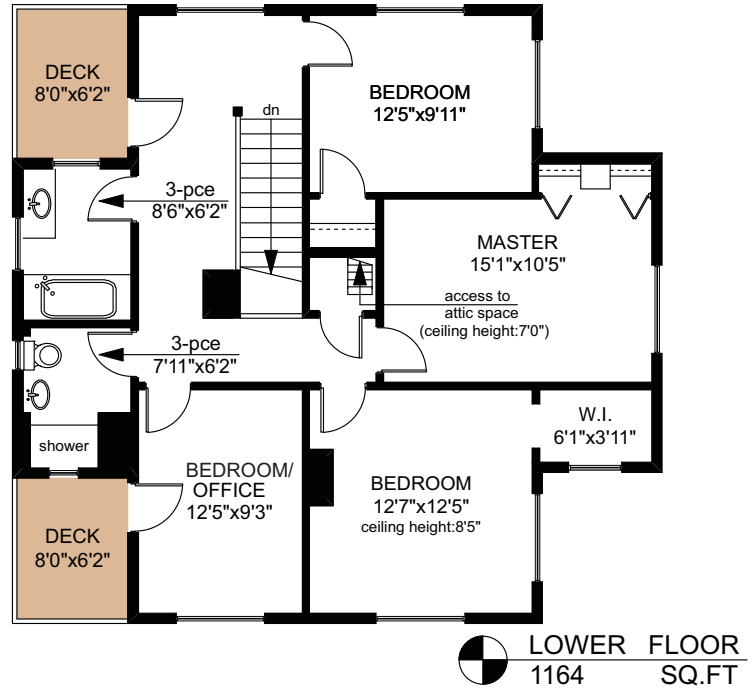
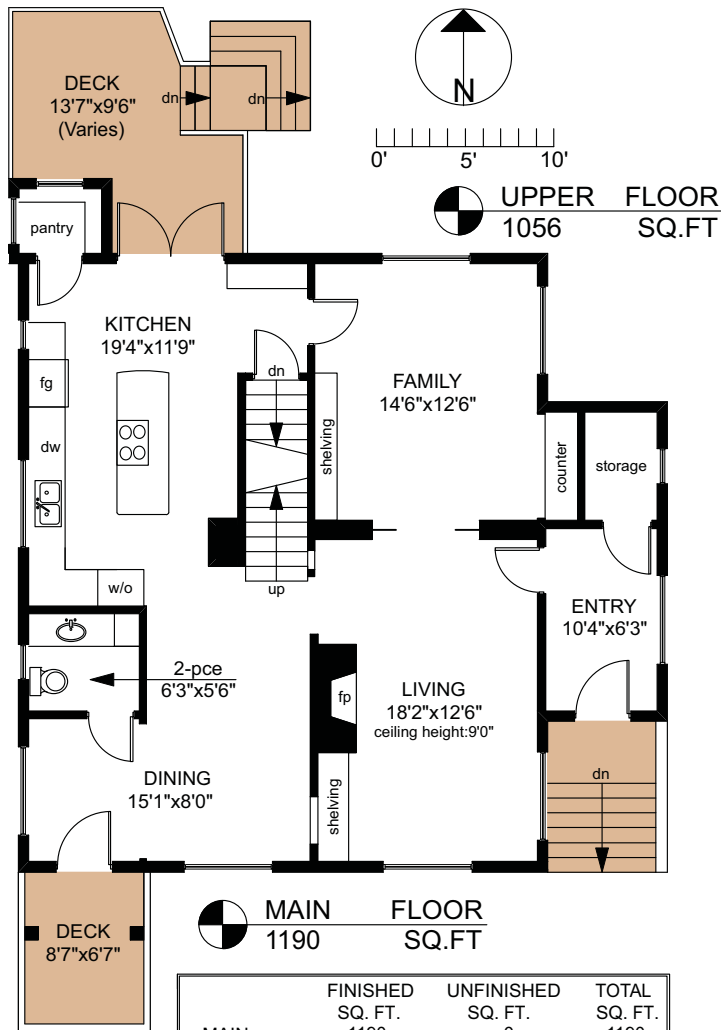
Bedroom 4/5  
Bathrooms 4  
Parking Driveway  
Elementary School Willows  
Middle School Monterey  
Secondary School Oak Bay High  
Other Schools in area Glenlyon, St. Patrick's  
Montessori, St. Michaels





# Fabulous South Oak Bay Location

Located on a tree lined street in the heart of South Oak Bay, this 1913 character residence offers family living at its best. The generous living room features granite fireplace, maple flooring, and period woodwork. Separate dining room, large family room and large open updated kitchen with French doors leading to the back deck and mature garden. South facing deck, powder room and pantry complete the main level. On the second level you will find four full height bedrooms, two bathrooms, two decks or sleeping porches and access to the undeveloped attic & widow's walk above. The lower level offers plenty of storage, a work room, full bathroom and a family room with sleeping area, ideal for teenagers or a nanny. Fabulous location just steps to Windsor Park, Oak Bay Village, Willows Beach, schools and all amenities. This home has been lived in, laughed in and lovingly cared for & maintained for the last 33 years by its current family. To make this your family's home, call today! Virtual tour, more photos, maps & more at [www.MyVictoria.ca](http://www.MyVictoria.ca)



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1190	0	1190
UPPER	1056	0	1056
LOWER	827	337	1164
TOTAL	3073	337	3410
DECKS	0	287	287

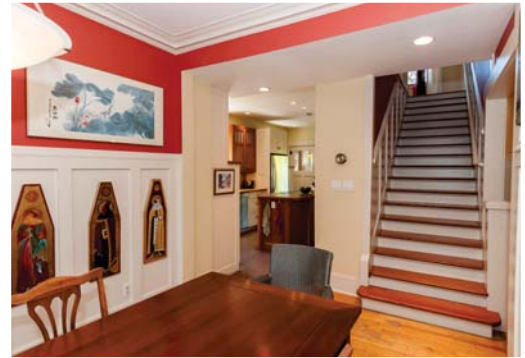
PREPARED FOR THE EXCLUSIVE USE OF  
PHILIP ILLINGWORTH OF DFH REAL ESTATE

MEASURED ON: 04/01/16  
DRAWING FILE: 13498

**Tafe Measure** VICTORIA, B.C.  
Ph. 883.8894  
[www.tafemeasure.com](http://www.tafemeasure.com)

# Why I Love Living Here

My home is in a great South Oak Bay location, close to schools, parks, shopping, and two blocks from the ocean. Very stable, family-friendly, multi-generational neighbourhood – offers a feeling of community that is rare in today's world; where neighbours help and look out for each other. Our solid 1913 family home that has been lovingly and tastefully maintained over the past 33 years. It was designed and constructed to take best advantage of the site and enhance natural light and weather protection.



## In Your New Neighbourhood

### Just steps to:

- ❖ Shopping – Oak Bay Village, St. Patrick at Central and Demitasse
- ❖ Restaurants & coffee shops – The Marina Restaurant, The Oaks, Penny Farthing, The Windsor Cafe, Vis à Vis, Starbucks, De'lish, & more
- ❖ Recreation – Windsor Park & tennis courts, The Oak Bay Marina, McNeill Bay, Anderson Hill Park and the Victoria Golf Club
- ❖ Schools - Monterey, St. Michaels, Glenlyon Norfolk, Montessori

### Or a short bike ride or drive to:

- ❖ Cook Street Village, Fairfield Plaza, Beacon Hill Park
- ❖ Dallas waterfront, downtown Victoria & the inner harbour



# A Neighbourhood to call Home



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