

2176 Lansdowne Road

\$979,900



Top of Oak Bay's Lansdowne Slope
Beautiful 13,500 sq. ft. lot
Solid 3 Bedroom 1950's Bungalow



Be sold on expertise.

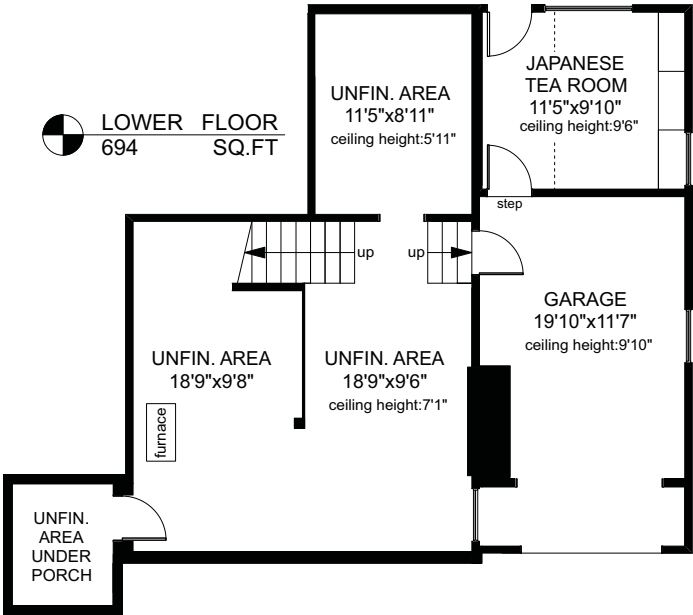


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Great Oak Bay Home - Expansion Possibilities

Fabulous location at the top of Oak Bay's prestigious Lansdowne Slope near the Uplands Golf Club! Generous main floor offers living room with cozy gas fireplace and large bright dining room both featuring coved ceilings and solid oak floors. Bright kitchen with loads of cupboards and eating area. Two nice sized bedrooms plus an addition which can be used as a master bedroom or family room. Full bathroom with jetted tub and separate shower as well as laundry room finish the main. The lower level is undeveloped with plenty of storage. Behind the single car garage is a room converted to a “chashitsu” or Japanese tearoom. The mature front garden provides privacy from the street while the back garden is a delightful native Garry Oak meadow. First time on the market in many, many years...ideal opportunity to create your own environment! A second floor addition would greatly enhance the distance sea views. Close to schools, shopping, parks, Willows Beach, Uplands Golf Course and much more. High resolution photos, maps and more www.MyVictoria.ca.



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1798	0	1798
LOWER	131	563	694
TOTAL	1929	563	2492
GARAGE	0	253	253
PATIOS	0	339	339

PREPARED FOR THE EXCLUSIVE USE OF
FRANK CHAN & PHIL ILLINGWORTH
OF DFH REAL ESTATE

MEASURED ON: 08/02/18
DRAWING FILE: 15791

Tafe Measure
VICTORIA, B.C.
883.8894
www.tafemeasure.com

Your New Home

MLS® Number	New	Bedroom	3
Finished Area	1,929 sq. ft.	Bathrooms	2
Year Built	1956	Parking	Single garage
Taxes 2018	\$5,025	Driveway	Circular & extra parking
Assessment 2019	\$1,124,000	Elementary School	Campus View
Lot Area	13,500 sq. ft.	Middle School	Arbutus Global
Municipality	Oak Bay	High School	Mount Douglas



In Your New Neighbourhood

Just a short walk to:

- ❖ Shopping – Estevan Village, Food Forum, Tomley's Market, Save-on-Foods & Fort Street shops
- ❖ Eating Establishments – Paprika, Pure Vanilla, Pizza, Japanese & more
- ❖ Recreation – Carnarvon Park, Willows Park & Beach, Uplands Golf Club, Uplands Park, Royal Victoria Yacht Club, Oak Bay Rec.
- ❖ Schools - Willows, the new Oak Bay High, St. Patrick, Glenlyon-Norfolk, St. Michaels University School, Camosun College, U Vic

Or take the bus or short drive to:

- ❖ Oak Bay Village, Hillside Mall or Downtown Victoria



Oak Bay's Prestigious Henderson Area



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