

59 Moss Street

\$979,000



Fairfield - Steps to Dallas Road
3 Bed 2 Bath + Separate Studio
Updated Delightful 1911 Character



DFH
REAL ESTATE LTD

Be sold on expertise.

I'M LOCAL
I'M GLOBAL™

LeadingRE.com

PHILIP
ILLINGWORTH
250-588-6169
Phil@MyVictoria.ca
www.MyVictoria.ca



Steps to Clover Point & The Strait of Juan de Fuca

Only steps to the Dallas Road waterfront and a short stroll to Cook Street Village, this 1911 character home offers a lifestyle and atmosphere that is warm and inviting. The front entry welcomes you to the updated character interior featuring coffered 9 ft. ceilings, stained glass windows, wainscoting and original fir flooring. The generously size living room featuring loads of light and a cozy fireplace is sure to impress. The formal dining room leads to the bright modern kitchen with large island and plenty of cupboards. A small office and powder room complete the main level. Up you will find three good size bedrooms and a delightful updated 4 piece bathroom. The fully insulated separate multifunction studio/office is wired for electricity and internet. The lower level offers loads of space for storage with a direct exit to the back garden. Updates include 200 amp service, knob & tube wiring removed, high efficiency furnace, new windows throughout, new stairs to upper floor, new floors upstairs, new wainscoting in living room and more. Beacon Hill Park, Clover Point, the beach and all amenities all just a short walk away. Call today for your private viewing. Floor plan, maps, walk score, photos and more at www.MyVictoria.ca



Your New Home

MLS® Number	400606	Bedroom	3
Finished Area	1,405 + 199 sq. ft.	Bathrooms	2
Year Built	1911	Parking	Driveway
Taxes 2017	\$5,391	Studio	Separate & heated
Lot Shape	Rectangular	Elementary School	Sir James Douglas
Lot Area	3,856 sq. ft.	Middle School	Central
Municipality	City of Victoria	High School	Victoria High



In Your New Neighbourhood

Just steps to:

- ❖ Shopping – Cook Street village and Fairfield Plaza offer groceries, pharmacy, liquor store, hair salon, pet food store, hardware and more
- ❖ Restaurants & coffee shops – Ross Bay Pub, Starbucks, Sushi Field Japanese, Bubby's Kitchen, Pizzeria Prima Strada, Beagle Pub & more
- ❖ Recreation – Gonzales Beach & Bay, Ross Bay & Little Ross Bay Beach, Harling Point, Beacon Hill Park and the Victoria Golf Club

Or a short bike ride or drive to:

- ❖ Oak Bay Village, Willows Beach & Park & Uplands Park
- ❖ Downtown Victoria & the inner harbour



3 Bedroom 1911 Character Home near Ocean



DFH
REAL ESTATE LTD

Be sold on expertise.

**I'M LOCAL
I'M GLOBAL™**

LeadingRE.com

**PHILIP
ILLINGWORTH**

250-588-6169
Phil@MyVictoria.ca
www.MyVictoria.ca

