

1871 Monteith Street

Price \$1,199,900



Wonderful Willows Beach Area
4 Bed 2 Bath Character Bungalow
Fabulous Garden Fabulous Location



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Fabulous Oak Bay Location

The Perfect Location! Situated on one Oak Bays' most desirable streets near Willows Beach this 1930 bungalow offers so much. A short walk to the beach, Fireman's Park, Uplands Park, Oak Bay Village, Estevan Village, Save-On-Foods shopping area as well as Glenlyon School, Willows Elementary & Oak Bay High. The ideal home & location for a young family or retired couple. Generous sized living room offering cozy fireplace, oak flooring, period windows & woodwork. Open kitchen with bright garden view eating nook and easy access to the formal dining room and private decks beyond. Generous sized master bedroom, full bathroom and second bedroom with Murphy bed complete the main level. The finished lower level offering 2 more bedrooms, full bathroom, family room, laundry/hobby room and garage/workshop. The beautiful mature gardens offer privacy all day. Heated greenhouse, deer resistant fencing, irrigation system, new roof, updated wiring and so much more. . A rare offering, don't miss out, Call now! Floor plan, maps, walk score, photos and more www.MyVictoria.ca



In Your New Gardens

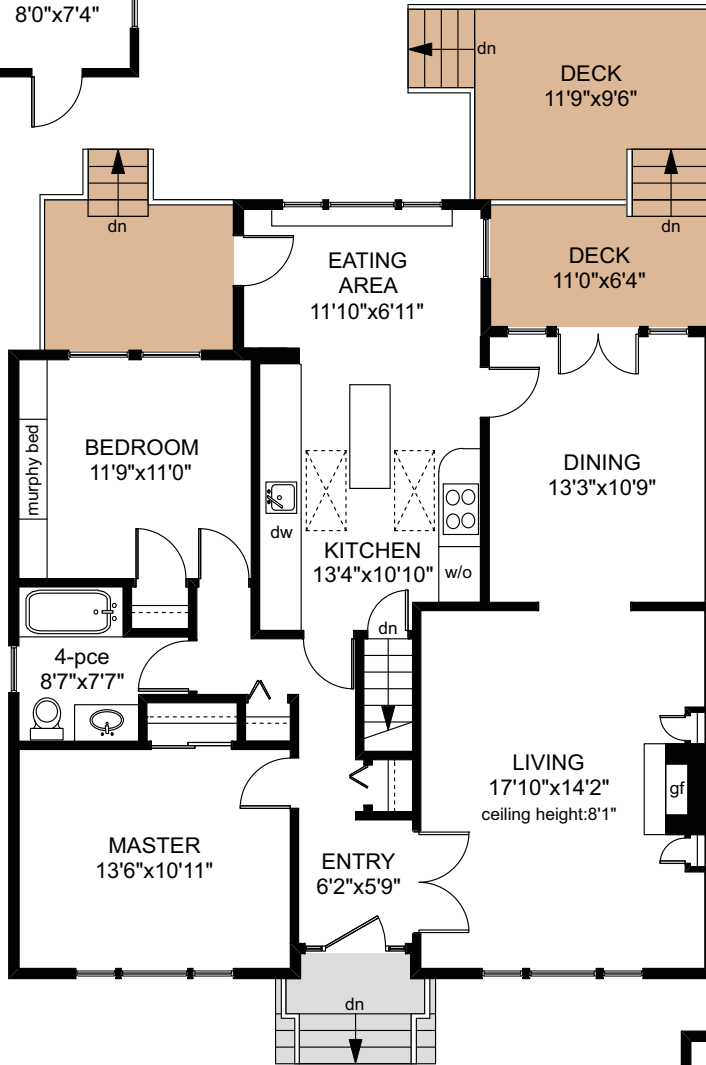
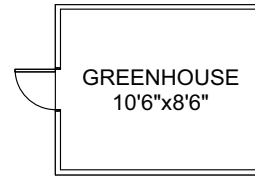
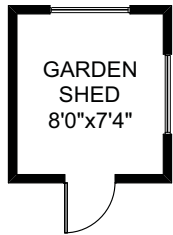


In Your New Home

MLS® Number	393820	Bedroom	4
Finished Area	2,060 sq. ft.	Bathrooms	2
Year Built	1930	Parking	Single Garage
Taxes 2017	\$4,686	Elementary School	Willows
Lot Shape	Rectangular	Middle School	Monterey
Lot Area	6,138 sq. ft.	High School	Oak Bay High
Municipality	Oak Bay	Other School	Glenlyon, St. Patrick's Montessori, St. Michaels

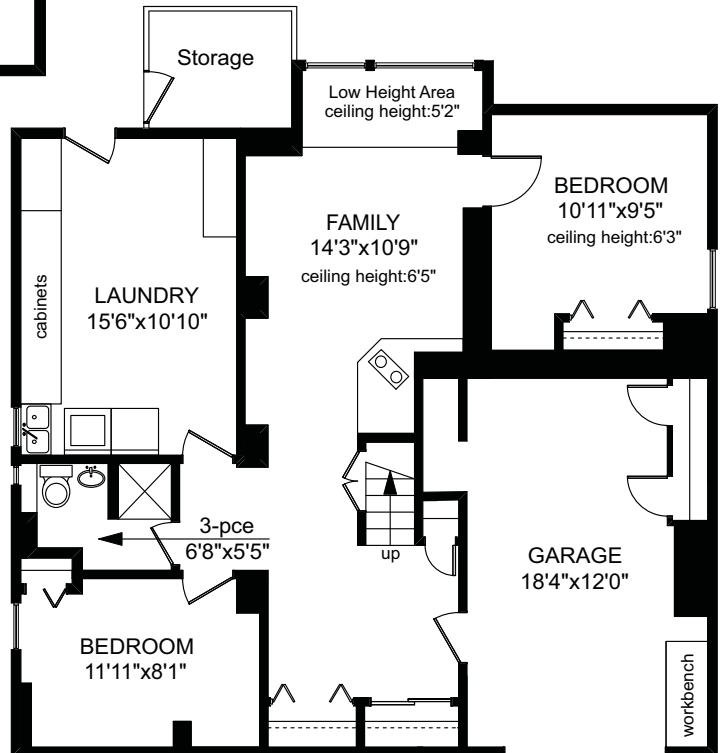


1871 MONTEITH STREET

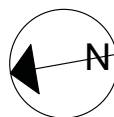


MAIN FLOOR
1209 SQ.FT

LOWER FLOOR
851 SQ.FT



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1209	0	1209
LOWER	851	0	851
TOTAL	2060	0	2060
GARAGE	0	260	260
DECKS	0	235	235
GREENHOUSE	0	89	89
SHED	0	72	72



0' 5' 10'

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

MEASURED ON: 08/18/17
DRAWING FILE: 14404

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

Willows Beach at Your Door Step



In Your New Neighbourhood



Just steps to:

- ❖ Shopping – Oak Bay Village, Estevan Village, Save-on-foods...
- ❖ Restaurants & coffee shops – The Marina Restaurant, Pure Vanilla, Penny Farthing, The Village, Vis à Vis, Starbucks, Ottavio, & more
- ❖ Recreation – Windsor Park & tennis courts, The Oak Bay Marina, Uplands Park, Willows Beach Park and the Victoria Golf Club
- ❖ Schools - Willows, Glenlyon Norfolk, the new Oak Bay High

Or a short bike ride or drive to:

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



Why We Love Living Here

Monteith is short street and such a quiet and cozy place to live. Great neighbours! We can walk to Willows in 5 minutes and to Oak Bay Avenue for the summer markets, Christmas truck parade and various community events. There is so much color with the trees, plants and flowers that happen year round!!!

A Neighbourhood to call Home



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