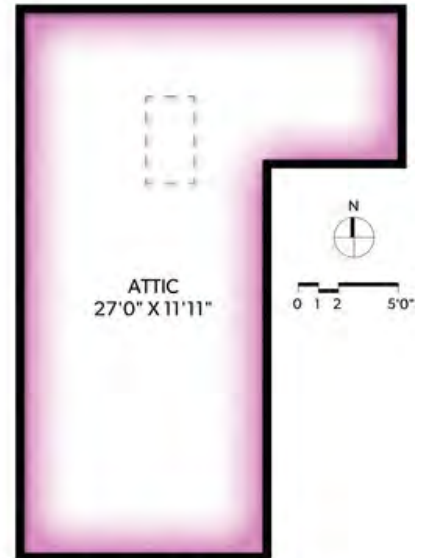
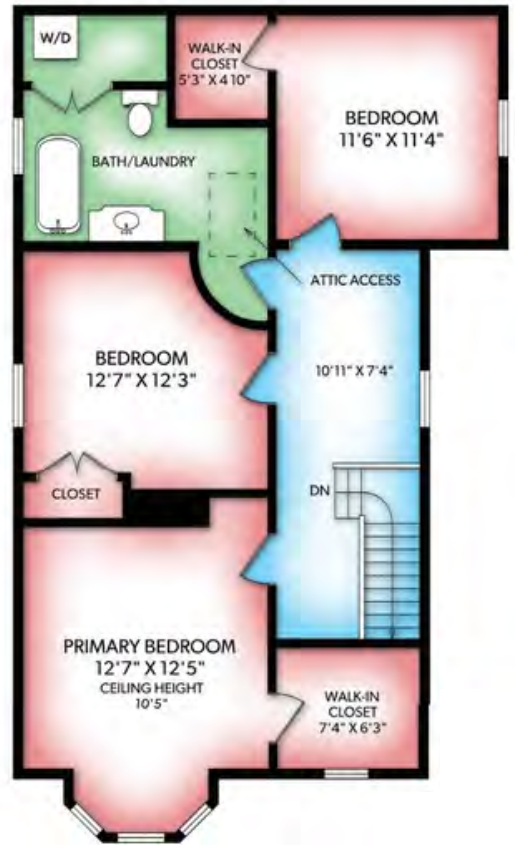
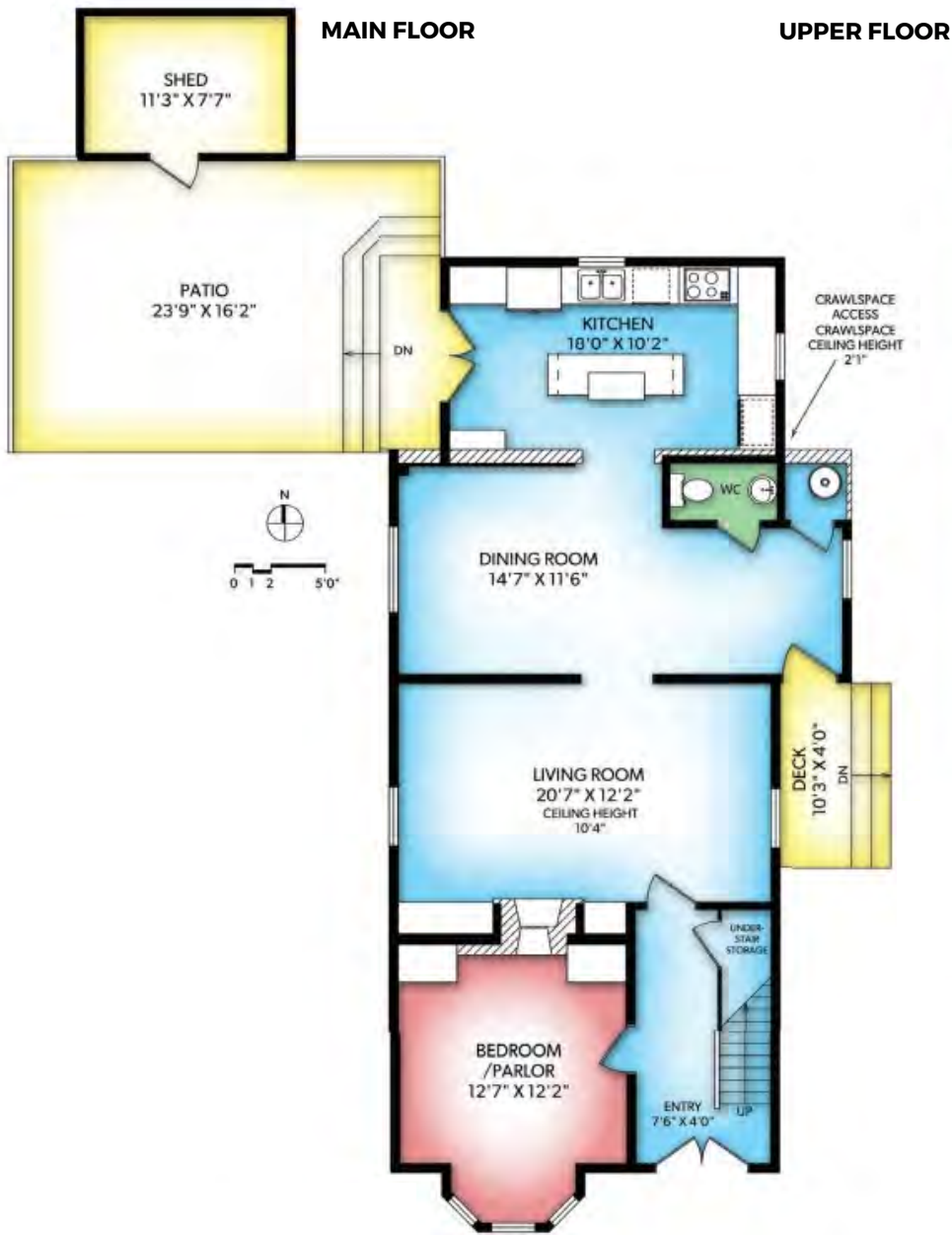




Elegant & Stately
Vic West Home
303 Langford Street
Victoria, BC



CHRISTIE'S
INTERNATIONAL REAL ESTATE



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS	
MAIN	1141	0	1141	SHED	102
UPPER	918	0	918	PATIO	388
TOTAL	2059	0	2059	DECK	41
				ATTIC	410





303 Langford Street Victoria, BC

This elegant landmark Italianate style home features large arched double-hung windows, 10 foot+ ceilings, original refinished fir flooring, solid wood doors, built-in cabinetry, picture rails, two wood burning fireplaces, wainscoting and an abundance of crown and baseboard mouldings.



The custom kitchen opens onto a south-facing stone patio, a perfect spot for alfresco entertaining. The primary bedroom features a bay window and walk-in closet, while the 2nd floor bathroom details a relaxing clawfoot with views to the west hills.

Ideally located in Vic West, just around the corner from the gourmet Market Garden and the Songhees waterfront walkway that takes you to downtown Victoria in minutes.

The Details

Type: Single Family Home

Year Built: 1890

Bedrooms: 4

Bathrooms: 2

Kitchens: 1

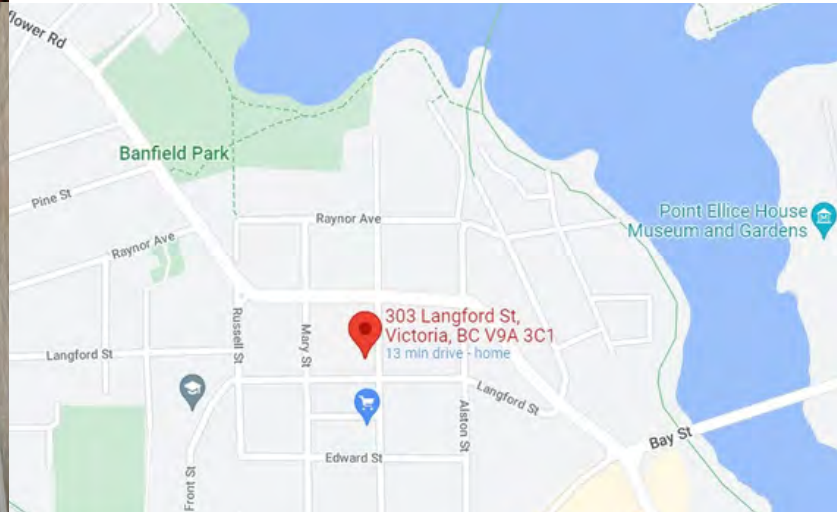
Finished living area: 2059 square feet

Finished attic: 410 square feet

Lot: 5,520 square feet

Heat: Electric + Gas line to house

Fireplace: 2 woodburning





Audra Poole & Hal Decter LLB

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

303 Langford Street, Victoria BC Neighbourhood: Vic West

Built in 1890 by Alfred Oldershaw, 303 Langford Street is on Victoria's Heritage Register and has been featured in This Old House – Volume I. Built in the Italianate style, with ornate spindled and bracketed front and side entry porches, this beautiful brick home also features segmental-arched windows.

Highlights and updates

- 2005/06 permitted infrastructure updates included:
 - All plumbing replaced
 - All electrical replaced and 200-amp service installed
 - New appliances
 - Baseboard heaters
 - Plumbing fixtures
 - Door hardware
 - Added ½ bath on main floor
 - New front hall closet under staircase
 - New utility room with hot water tank & electric panel
 - Window refurbishment including – new cords, weights, and repair to glazing and weather stripping
 - Wood floor refinishing
 - Attic new insulation and drywall
 - Restoration of doorhandles sets on the front, side and parlor doors
 - Repaired and repointed brickwork entire house and chimney

- Custom Kitchen with:
 - Rebuilt extension starting with new foundation, walls and insulation
 - Full ceiling height cabinetry
 - Tiered centre island
 - Exposed brick arched entry and accent wall
 - Double French doors to south-facing patio, perfect for entertaining
 - Stainless steel appliances

- New gutters, downspouts and gutter guard installed
- New lattice style fence with privacy slats and metal gate
- Hunter Douglas up/down energy efficient blinds
- Interior and exterior paint
- Natural gas line to house
- New Roof (2012)
- New tile on both fireplaces
- Hot water tank (2018)
- Guest bedroom closet organizer
- Period inspired or restored light fixtures
- Period inspired or restored door hardware
- Original stained entry door window
- Hand crafted front steps with embedded fossils, rocks and mineral
- Second floor laundry
- Garden Studio
- Woodshed
- Bike shed
- The property is eligible for grants to help cover costs for exterior maintenance through the Victoria Heritage Foundation
- R2 Zoned



303 LANGFORD ST *Victoria, BC*

Victoria's early history is still vital and ever present. 303 Langford Street is a stunning example of an Italianate style brick home.

Designed by Alfred Oldershaw and built on a corner south-facing lot in 1890, it has become one of Victoria's unique and valued houses. Based on the architectural and environmental integrity, the historic content and the future potential of the structure, it was designated and listed on the City of Victoria's Heritage Register in 1977.

The home has been lovingly maintained and updated since Sarah Mary McNaughton first built it on her family property.



HOME GRANTS

A front portico frames 303 Langford with 4 chamfered posts, turned balusters and decorative cornice brackets. Typical of most brick Italianate residences, this one is graced with segmental arched windows and two octagonal bay windows on the front.

The City of Victoria is committed to the preservation of its architectural history and supporting owners of heritage homes. A Heritage designation does not limit renovations to the interior of the home that do not affect the exterior look of the structure.

Owners of Heritage designated residences are eligible for assistance with the cost of preserving and restoring exteriors through the Victoria Heritage Foundation

<https://www.victoriaheritagefoundation.ca/> and the Heritage B.C. Legacy Fund www.heritagebc.ca

The Hallmark Society: Heritage Preservation in Victoria offers extensive resources to understand the significance of your residence <https://hallmarkheritagesociety.ca/>

Here are some examples of funded projects:

- Roofs
- Foundations & seismic upgrading
- Gutters & external drains
- Chimneys
- Woodwork, window & doors
- Restoration of period details
- Exterior paint schemes



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