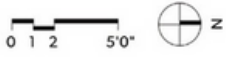




**Character Home Less Than a Block to the Beach
in South Oak Bay
640 St. Patrick Street
Victoria, BC**

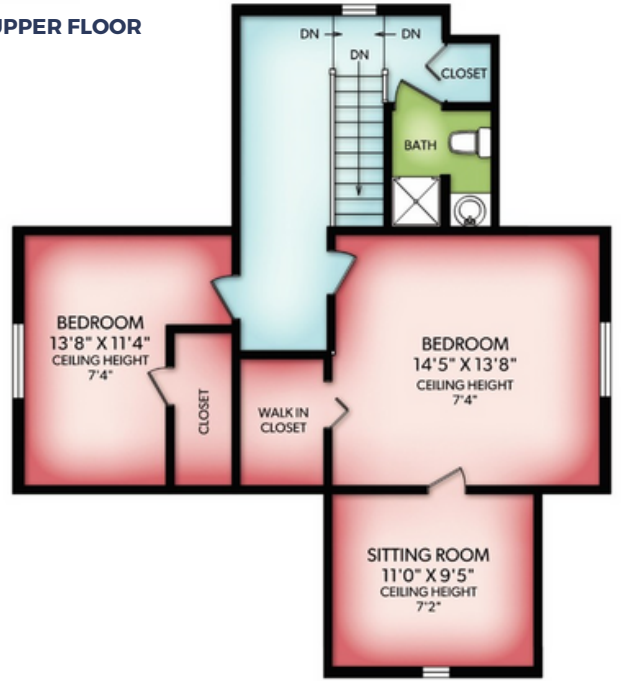




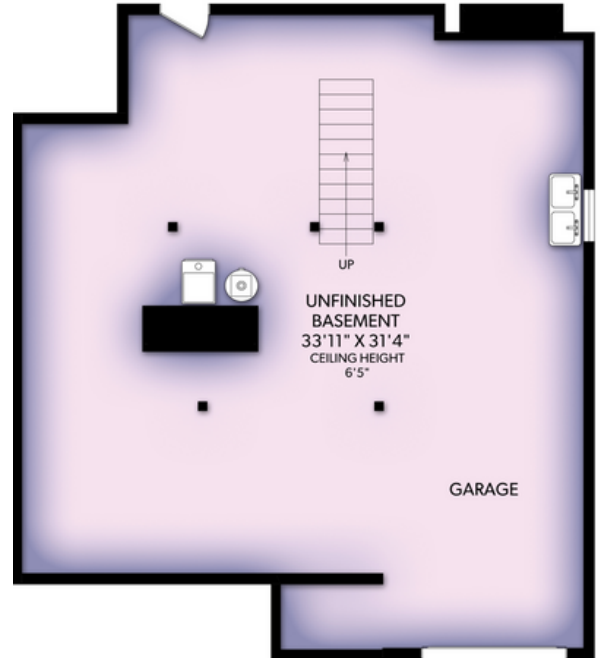
MAIN FLOOR



UPPER FLOOR



LOWER FLOOR



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS
MAIN	1123	0	1123	DECK 203
UPPER	760	0	760	
LOWER	0	1087	1087	
TOTAL	1883	1087	2970	

Measurements and square footage are from RealFoto Media, Inc. and are not warranted as to their accuracy. Anyone relying on them must independently verify their accuracy.





640 St. Patrick Street - South Oak Bay

Less than 1 block to the beach and walking distance to Oak Bay Village, this lovely home offers you flexible living space, beautiful light and a west facing backyard.

Original refinished Oak flooring with walnut inlay, French doors, coved ceilings and solid wood doors celebrate the craftsmanship of a bygone era, while top-to-bottom upgrades including newer roof, furnace, windows and electrical provide the comfort of a meticulously maintained home.

Enjoy entertaining on your large deck, the harvest from your apple, pear or fig trees as well as the flowering display of Hydrangea, Rhododendron and a flourish of Spring bulbs.

The Details

Type: Single Family Home

Year Built: 1935

Configuration: 3 levels

Bedrooms: 4

Bathrooms: 2

Kitchens: 1

Fireplace: Gas

Heat: Gas & Electric

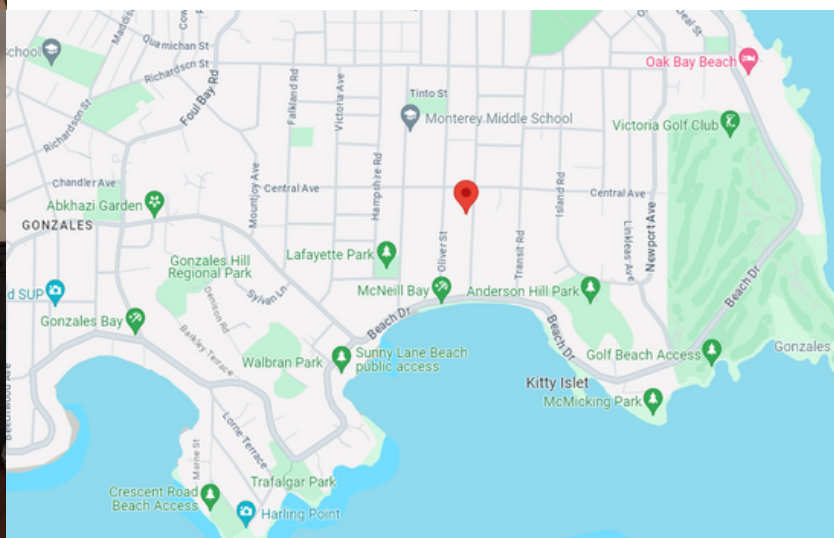
Parking: Garage and Driveway

Finished area: 1883 square feet

Unfinished area: 1087 square feet

Deck: 203 square feet

Lot size: 6,650 square feet



Character & Charm in South Oak Bay 640 St. Patrick Street, Oak Bay

Located in the heart of Oak Bay. This charming 1935 home was designed by Sylvia Moberly Holland, the first registered female architect in BC. It has been lovingly updated with contemporary style, while preserving the original character. The energy efficient upgrades over the years, provide all the comforts of a modern home.

Outstanding Features

- Updated Kitchen with:
 - Stainless steel appliances
 - Double LG oven
 - LG side by side fridge
 - Bosch dishwasher
 - Wine fridge
 - Stylized backsplash with 1930's embossed pattern
 - Some glass front display cabinets
- Two updated bathrooms
 - Full main floor bath
 - Upper floor 3-piece bathroom with walk in shower and opening skylight
- Original character refurbished:
 - Refinished original hardwood floors with some walnut inlay
 - French doors
 - Crown molding and coved ceilings
 - Solid wood doors with original hardware
- Valor retrofit insert gas fireplace in living room 2021
- Formal dining room or fourth bedroom with closet on main floor
- Laundry on main floor
- Upper floor features:
 - Large landing with storage
 - Hardwood floors
 - 2 bedrooms
 - Primary bedroom with walk in closet and flex space for office, sitting or dressing room with opening skylight
- Attic access on upper floor
- Convection heaters – 2 on main level and 3 on upper level

- New windows and opening skylights installed
 - Pacific Windows on main floor
 - Van Isle Windows on upper floor
- Phantom screen doors – front and back
- Telus security system – can be reprogrammed to suit:
 - Providing monitoring for security, fire and flood
- New contemporary light fixtures in 2012
- Extensive electrical upgrades to home:
 - Rewiring and removal of knob and tube 2012
 - Upgraded to 200 AMP service 2021
- New Trane 2-stage gas furnace with permanent washable filter installed 2021
- New John Wood water tank 2021
- Chimney strapping installed and WETT inspection on two chimneys
- New roof 2018
- Insulation blown into exterior walls and attic 2012
- New Tedford garage door and opener 2015
- Municipal sewer lines upgraded with upflow installation 2012
- Current owners were advised that the Perimeter drains were done in the 1980's
- Asbestos testing completed
- Unfinished basement with tons of storage, workbench and some built in wooden shelving
- Garden
 - Large outdoor deck off kitchen with:
 - Jacuzzi brand hot tub 2020
 - Two garden sheds
 - Fenced and gated backyard
- Landscaping in large, manicured yard:
 - Fig, pear, apple trees
 - Willow, Ginko, Hawthorn, Acacia, Mimosa and Maple trees
 - Hydrangea and Rhododendron
 - Raspberries
 - Spring bulbs
 - Perennial plantings
- Ideally located in South Oak Bay; across from De'Lish Fine Foods bakery and coffee shop, less than a block to the waterfront and beach at McNeill Bay, Beach Drive and a short walk to Victoria Golf Course and Oak Bay Village for shopping and restaurants, the Oak Bay Beach Hotel for spa and dining. Drive to Victoria's famed Inner Harbour in 10 minutes.
- Public transportation to Downtown half a block away



Audra Poole & Hal Decter LLB

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