



Ocean Views and Beach Vibes in Cadboro Bay
2652 Killarney Road
Victoria, BC





2652 Killarney Road

This spacious home offers a style and palette evoking a seaside retreat. Ideally located in the heart of Cadboro Bay, with one of the best beaches and recreation sites in Victoria.

The midcentury design with original refinished oak parquet flooring, elegant wrought iron banister, and corner windows have been thoughtfully preserved while extensive upgrades ensure modern comfort and convenience.

The location is ideal for an active lifestyle. Enjoy daily walks on the beach, grab a morning coffee or get all your shopping done in Cadboro Bay Village. The beach, tennis and old growth forest are all nearby, and downtown Victoria is a short 15 minute commute.

The Details

Type: Single Family Home

Year Built: 1968

Configuration: 3 levels

Bedrooms: 5

Bathrooms: 3 with plumbing for 4

Kitchens: 1

Fireplace: Wood

Heat: Oil, in floor radiant (Gas line on street)

Finished area: 2615 square feet

Unfinished area: 160 square feet

Decks: 441 square feet

Lot size: 6,834 square feet

Parking: Driveway & carport





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Ocean View in Cadboro Bay 2652 Killarney Road

Located in the heart of Cadboro Bay, this home is ideally located adjacent to Gryo Park and just steps to the Ocean. This light filled 1968 executive home has been lovingly updated with contemporary style. The upgrades and meticulous maintenance over the years provide all the comforts of a modern home.

Outstanding Features

- Original character highlights:
 - Refinished Oak parquet flooring throughout main
 - Living room with cathedral ceiling and wood burning fireplace
 - Corner windows in living room with Ocean view
 - Bay windows in family room and primary bedroom
- Updated Kitchen with:
 - Stainless steel appliances
 - Granite and quartz countertops by Aspic Granite
 - Granite island with 10.25" cantilever for counter seating
 - Ample under-island storage
 - Solid maple cabinetry by Westshore Cabinets
 - Beautiful glass tile backsplash that resembles ocean waves, by Premium Tiling
 - Soft close cabinetry
- 5 spacious bedrooms
- Primary bedroom with wall to wall closets and fully renovated ensuite with quartz countertops, beautiful glass tile inlay and heated floors.
- Third floor includes 2 spacious bedrooms and one 3 piece bath with quartz countertops and tile flooring; with an option for an additional ensuite bathroom in one of the bedrooms, as the walk-in closet is appropriately plumbed
- Renovations to code, structural changes inspected by Wade Griffin Engineering:
 - 200 AMPS Electrical upgrades, Vitech Electric
 - Asbestos removal Hazpro Environmental
 - Superior structural foundation:
 - Rock driven pilings support to home
 - Plumbing upgrades to kitchen and bathroom on main, including new piping to ground floor by Calloway Plumbing
 - Up-Down cellular window blinds by Select Blinds

- Double paned windows on top and main floors by Van Isle Windows
- Fireplace tilework by Premium Tiling
- Recessed lighting and track lighting
- Light filled ground floor level:
 - 2 bedrooms
 - 3 piece bathroom
 - Laundry and storage
 - New light filled studio/multipurpose room
 - Excellent suite potential with:
 - Private entrance at front and back
 - Convertible space for kitchen and sitting areas
- Large 6000 sq ft lot with sun filled backyard with mature plantings:
 - Rhododendrons
 - Laurels
 - Chrysanthemums
 - Lilacs
 - Willow
 - Aspen
 - Maple
 - Abundance of outdoor storage
- Large sunny deck that extends the living spaces and takes in the ocean breeze and views
- Sunny front patio off main entrance
- Ideal location on tree lined quiet cul-de-sac:
 - Enjoy the neighbourhood duck pond and heron rookery
 - Walk to the sandy swimming beach at Cadboro Bay
 - Enjoy the cool Ocean breezes when summer temperatures are high
 - Grassy fields, tennis courts and playground at Gyro Park
 - Stroll to the charming Cadboro Bay Village with restaurants, cafés, groceries, pharmacy and amenities
 - Walk to UVic through Mystic Vale, a small old growth forest
 - Schools for K-12 all nearby
 - Downtown Victoria is a 15 minute drive



Audra Poole
Licensed Realtor

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