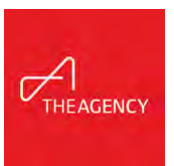
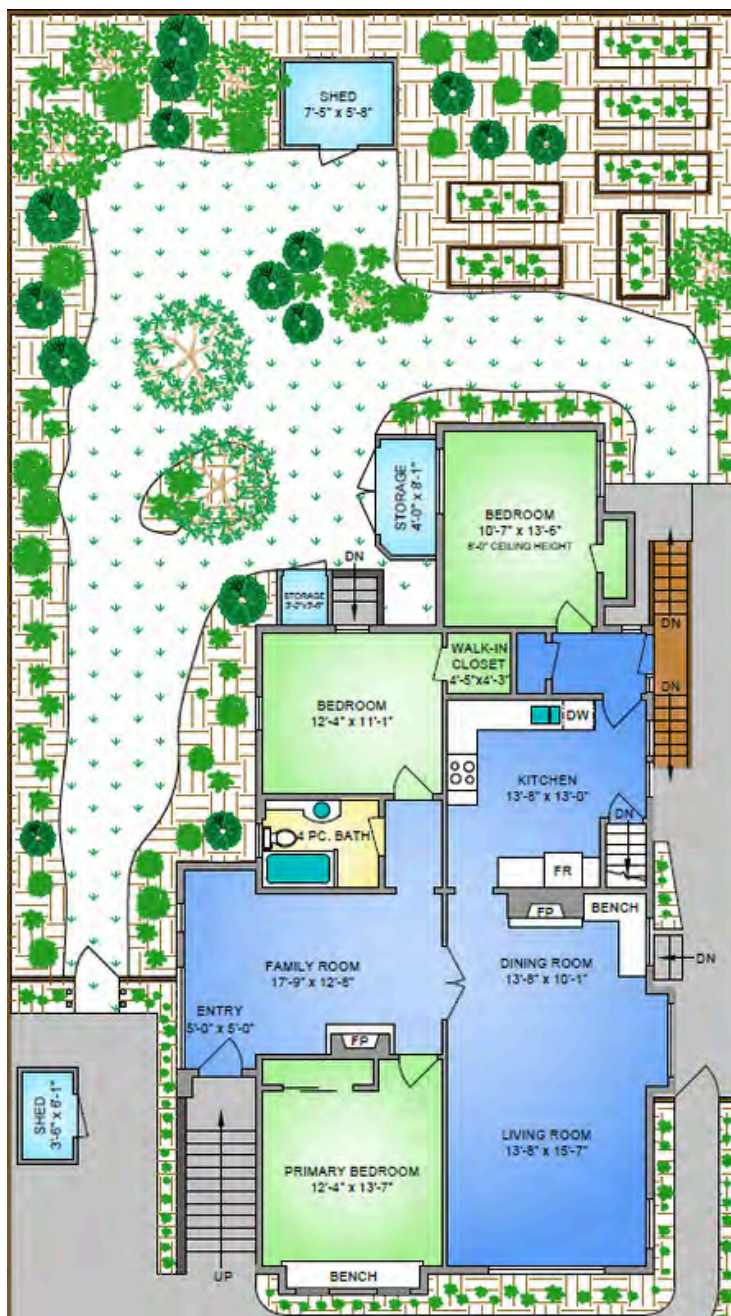




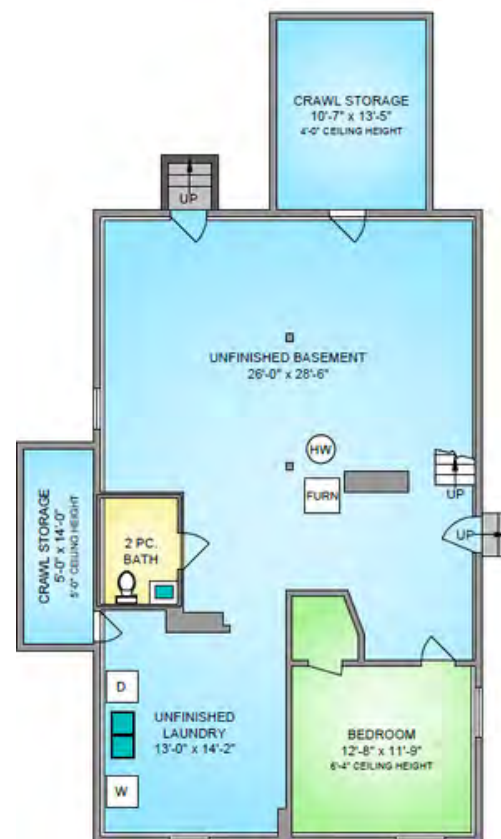
Character Home Just Steps from the Ocean
1630 Pinewood Avenue
Victoria, BC





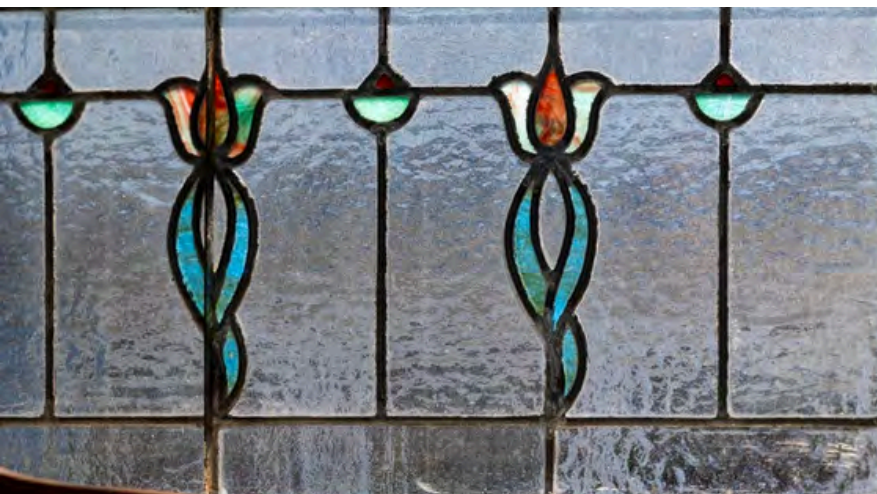
Main Floor
9'-0" Ceiling Height

1630 PINWOOD AVENUE JULY 9, 2026 PREPARED FOR THE EXCLUSIVE USE OF AUDRA POOLE ROBERT PETERSON PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	UNFINISHED	CRAWL STORAGE
MAIN	1505		
LOWER	243	975	294
TOTAL	1748	975	294



Lower Floor
6'-6" Ceiling Height

Measurements & square footage are from Proper Measure Precision & are not warranted as to their accuracy. Anyone relying on them must independently verify their accuracy.





1630 Pinewood Avenue, Victoria

This character home showcases original hardwood floors, wainscoting, picture rails, and high ceilings throughout. Craftsman details abound: French doors, wood beams, a stained-glass window, original moldings, wide baseboards, and solid wood doors, plus period-perfect window frames that speak to the home's rich history.

The primary bedroom features built-in cabinetry, while the dining room features a charming window seat with storage. Four bedrooms include generous closets, and 2 fireplaces add character to the main living areas. The walk-out basement offers exciting potential, and the backyard is a gardener's paradise.

This is a rare opportunity to own in one of Victoria's most sought-after neighbourhoods, just a short stroll to Gonzales Beach, Fairfield Plaza, Cook Street Village, and Victoria's Inner Harbour.

The Details

Type: Single Family Home

Configuration: 2 level

Year Built: 1915

Bedrooms: 4

Bathrooms: 2

Kitchens: 1

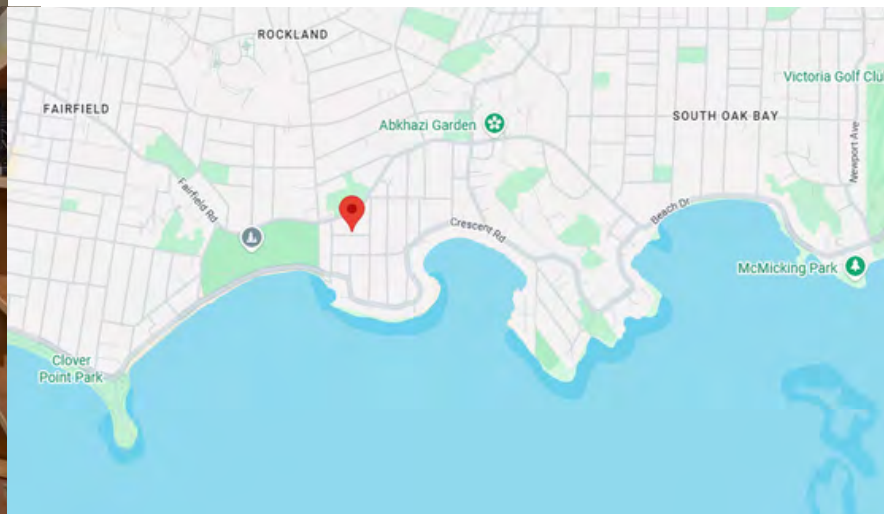
Finished area: 1748 sq ft

Unfinished area: 975 sq ft

Heating: Natural gas

Crawl space storage: 294 sq ft

Lot size: 6985 sq ft



Craftsman Style Character and Gardener's Paradise: All Just Steps from the Ocean 1630 Pinewood Avenue, Fairfield East

Outstanding Features

- Craftsman style built in 1915 and lovingly maintained
 - Wainscotting
 - Picture rails
 - Solid wood doors
 - Wood ceiling beams
 - Wide baseboards
 - Crown molding
 - High ceilings
 - French doors
 - Original stained-glass window
 - Refinished original hardwood floors
 - Mixture of new windows and operable heritage windows
- Improved duct work
- New water tank (2 years)
- Waterproof treated basement
- Upgraded insulation; walls and attic
- Updated Chimney caps, masonry and water domes
- Upgraded electrical service – 200AMP
- Wired for E-charger
- New Roof and flashing 2018
- Reinforced foundation and anchoring for earthquake Seismic retrofit
- Custom wood front screen door
- Phantom® screen back door
- Two fireplaces
- Built-in window seat with storage
- Primary bedroom featuring solid wood built-in cabinetry

- Walk-out basement
- Abundance of additional storage in dry and insulated crawlspace
- Gated garden featuring extensive landscaping
 - Variety of creeping & flowering thyme in pathway
 - Apple, hazelnut & fig trees, grape vines
 - Red, black & golden raspberry, blueberries
 - Spring daffodils, tulips, lily of the valley, peony, fragrant clematis, rhododendron, iris
 - Summer foxglove, rose of Sharon, salvia, calla lily, poppy, climbing jasmine, chocolate vine
 - Heritage roses, flowering quince, climbing honeysuckle, cotoneaster
 - Ferns, hellebore, heather, hosta, Solomon's seal, lavender, native mock-orange, Shasta daisy
 - Variety of hedging
 - Ginko, lilac, mountain ash
 - Raised garden beds
 - 3 storage sheds
 - Garden potting shed
 - 2 large rain collection barrels with tap and PRV at street
- Ideal location in Gonzales, in the heart of Fairfield East
 - Beach walks only 2 blocks away and famous Dallas Road Ocean views
 - Stroll to Fairfield Village Plaza Shopping Centre
 - Waterfront recreation at Ross Bay Pebbles Beach or Gonzales Park
 - Nearby Hollywood Park with tennis, baseball & playground
 - Near to Margaret Jenkins Elementary (dual-track English and French Immersion)
 - Cook Street Village and Victoria's Inner Harbour are less than 10 minutes away



Audra Poole
Licensed Realtor

Ready to open a new door?

We can help. We have over 15 years of real estate experience in Victoria, combined with a background in design, marketing and law. Learn more at VictoriaRealEstatePros.com

Audra Poole **250.590.8157** | Robert Peterson **250.896.3463**

Experts@VictoriaRealEstatePros.com



Robert Peterson
J.D., B.C.L.