



Character without Compromise in the Heart of Oak Bay
1391 Victoria Avenue
Victoria, BC





1391 VICTORIA AVENUE
JULY 29, 2026

PREPARED FOR THE EXCLUSIVE USE OF ALISON POOLE & ROBERT PETERSON
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FLOOR	FINISHED	CRAWL SPACE	GARAGE	DECK / PATIO
MAIN	1277	-	-	333
UPPER	942	-	-	-
LOWER	852	218	193	-
TOTAL	2871	218	193	333



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





1391 Victoria Avenue, Oak Bay

Designed by renowned Victoria architect C. Elwood Watkins, this home blends classic character with modern updates and the flexibility of no heritage designation. Original fir floors, original built-in dining-room buffet and picture rail complement a custom Thomas Birch kitchen with dovetail cabinetry, FloForm quartz counters and Fisher & Paykel appliances.

The adaptable floor plan is ideal for working from home, guests and family living. Exceptional storage, upgraded electrical, heat pump and gas fireplace offer ease and year-round comfort.

Thoughtfully updated while preserving its original character, all in a beautiful and highly walkable Oak Bay location close to the Village, parks, schools, shops, amenities and waterfront.

The Details

Type: Single Family Home

Configuration: 3 level

Year Built: 1920

Bedrooms: 4 + office/den

Bathrooms: 3

Kitchens: 1

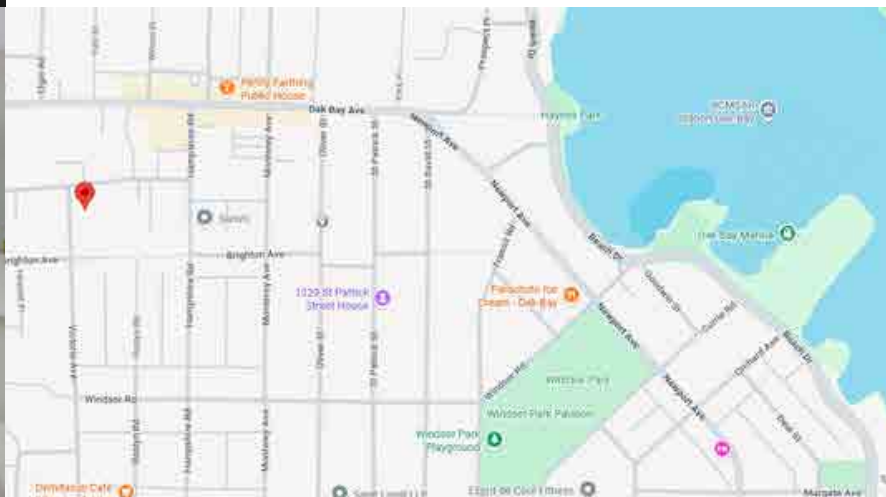
Finished area: 2871 sq ft

Heating & cooling: Heat pump + back-up gas furnace

Deck: 331 sq ft

Garage: 193 sq ft

Lot size: 7500 sq ft



A Distinctive Oak Bay Classic, Beautifully Updated for Modern Life

1391 Victoria Avenue, Oak Bay

Character without compromise in the heart of Oak Bay. This Victoria Avenue home blends classic architectural character with extensive modern updates and the flexibility of no heritage designation.

Highlights

- Original 1920 design by notable Victoria Architect, Charles Elwood Watkins
- Classic Oak Bay character without the restrictions of a heritage designation
- **Original character details including:**
 - Beautiful fir flooring
 - Original built-in dining-room buffet
 - Picture rails for hanging art
 - Wainscoting
 - Solid wood banisters and decorative balusters
- **Extensively updated while preserving the home's original character**
 - **Kitchen**
 - Custom Thomas and Birch wood cabinetry with dovetail construction
 - *Fisher & Paykel* appliances including 36-inch built-in French-door refrigerator, gas range and panel-front dishwasher.
 - 1½-inch quartz countertops supplied by *FloForm*
 - Decorative herringbone tile backsplash
 - Butler's pantry with abundance of storage
 - Custom LED lighting
 - Thoughtfully designed to complement the character of the home
 - **Bedrooms**
 - Custom closet systems in both the primary and second bedrooms

- **Main bathroom**
 - Heated flooring
 - Double vanity
 - Quartz countertop
 - Updated fixtures and finishes
 - Separate tub and shower

- **Lower-level office** rebuilt in 2022, including:
 - New windows
 - New flooring
 - Added insulation

- **Basement entry and mudroom**
 - Direct entry to lower level with dedicated mudroom
 - Refrigerator
 - Abundant storage ideal for coats, shoes, outdoor gear and everyday household storage

- **General Interior Updates**
 - Interior repainting including:
 - Benjamin Moore *Paper White*
 - Benjamin Moore *Wickham Gray*
 - Carpeting installed approximately 2018
 - Interior California Shutters

- **Heating, Electrical & Mechanical**
 - Upgraded 200-amp electrical service
 - Modernized electrical wiring
 - Electrical system extensively updated, including grounded receptacles
 - *Trane* heat pump, approximately 2018, with gas backup furnace
 - Custom *Valor* gas fireplace insert
 - Electric hot-water tank, approximately 2020
 - Updated recessed LED and decorative lighting
 - Central vacuum system

- **Highly adaptable floor plan with numerous options for:**
 - Home offices
 - Family living
 - Recreation
 - Guest accommodation
 - Hobby or flex spaces

- **Exceptional closet and storage space throughout**

■ **Outdoor Living**

- Large south-facing main-floor deck
 - upgraded with new surface and carpentry improvements
- Natural-gas connection for barbecue
- Multiple outdoor living, entertaining and garden zones
- Fully fenced backyard
- Established landscaping
- Generous driveway and parking area

■ **Location**

- Located on a beautiful, highly walkable Oak Bay boulevard street
- Exceptionally generous off-street parking
- Convenient to Oak Bay Village, schools, parks, recreation, shops and amenities
- 15-minute walk to Beach Drive
- 10-minute drive to downtown



Audra Poole
Licensed Realtor

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