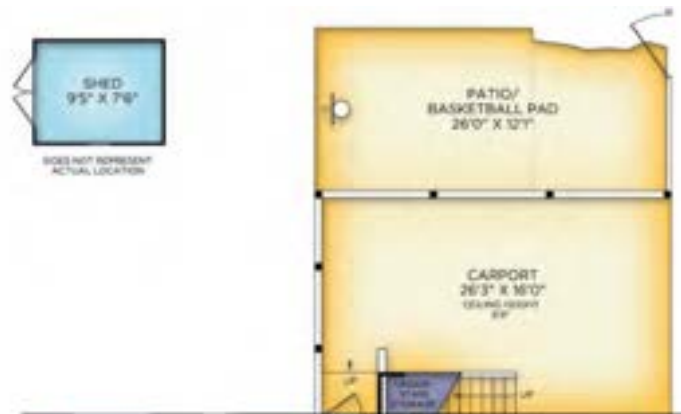




Stylish Updates & Just Minutes to the Beach
1924 Casa Marcia Crescent
Victoria, BC





LOWER LEVEL

Floor	Finished	Unfinished	Total	Other Areas	
Main	1408	0	1408	Carport	441
Lower	1247	167	1414	Patio	305
Total	2655	167	2822	Deck	466
				Shed	76



UPPER LEVEL

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





1924 Casa Marcia Crescent

On the ocean side of Grandview Drive in the desirable Margaret Bay neighbourhood of Gordon Head, this lovely 5-bedroom/3-bath home has been beautifully updated and sits on a large 9,600+ sq ft lot, just minutes from UVic and the water.

Featuring oak floors and solid oak cabinetry in the kitchen, primary bedroom ensuite with bidet, vinyl thermal windows, recessed LED lighting and gas furnace. There's a large deck for entertaining that overlooks the landscaped backyard with rhododendrons, maples and fig trees, wisteria, hydrangeas and perennial borders.

Situated between Balmacarra Park and Glencoe Cove Kwatsech Park, you can walk down to the beach in 15 minutes and enjoy the many nearby parks and trails.

The Details

Type: Single Family Home

Configuration: 2 level

Year Built: 1960

Bedrooms: 5

Bathrooms: 3

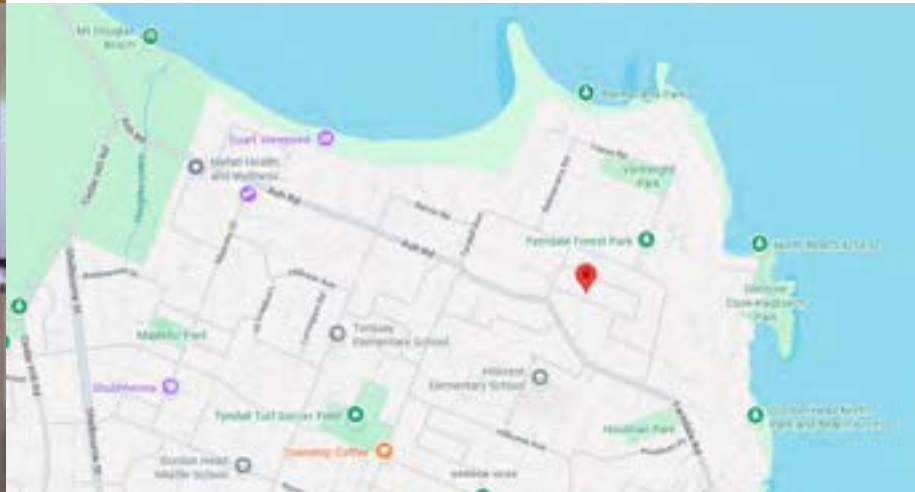
Kitchens: 2

Finished area: 2655 sq ft

Heating: Forced air gas

Deck: 466 sq ft

Lot size: 9690 sq ft



1924 Casa Marcia Crescent, Victoria

Stylish updates and just minutes to the beach. On the ocean side of Grandview Drive in the desirable Margaret Bay neighbourhood of Gordon Head.

Highlights

- Oak floors on main level
- Forced air gas heating
- 3 large bedrooms on main level
- Modern Kitchen
 - Solid oak St. Martin cabinetry
 - Soft closure
 - Dove-tail/solid box plywood construction
 - Glass paneled display cabinets
 - Quartz countertops
 - Double undermount stainless sink
 - Backsplash - tumbled stone tiles
 - Glass door with levered handle
 - Track lighting
 - Stainless steel appliance
 - Whirlpool French door fridge
 - Whirlpool dishwasher
 - Samsung range
- Primary Bedroom
 - PAX closet system
- Primary Ensuite Bathroom
 - Classic black and white tile floor
 - Digital DeerValley bidet toilet

- Step-in glass shower
- Vanity with modern matte black fixtures
- Brass wall sconces
- Remodeled Main Bathroom
 - Double vanity with black cabinetry and matte black fixtures
 - Black matte hand-held shower
 - Classic black and white tile floor
- Living Room
 - Wood burning fireplace
 - Solid oak floors
 - Updated vinyl, double pane picture window
 - Newly added recessed LED lighting
- Dining Room
 - French Doors out to large deck that overlooks gardens
- Lower Level
 - Additional bedroom with closet
 - Large walk-in storage area
 - Large living area or recreation room
 - Electric insert fireplace with mantel
 - Laundry area with newer Samsung washer (2023) and dryer (2024)
- Lower Level Walk-out Suite
 - Separate entrance from garden
 - Vinyl flooring
 - Entry closet
 - Recessed lighting
 - Large open concept living area
 - Stainless steel kitchen appliances
 - Samsung fridge & dishwasher
 - Private bedroom with closet
 - Bathroom with tub/shower
- Highly Adaptable Floor Plan with Numerous Options
 - Home offices
 - Family living
 - Recreation
 - Guest or multi-generational accommodation
 - Hobby or flex spaces

- Private & Elegant Outdoor Living:
 - Large back deck, overlooking the garden for relaxing, entertaining and a potted kitchen garden
 - Fenced and gated yard
 - Garden paths
 - Long driveway
 - Covered car port
 - Garden shed
 - Backyard irrigation system
 - Basketball shooting pad

- Established Landscaping Includes
 - Magnolia
 - Rhododendron
 - Maple varieties
 - Fig
 - Perennial borders
 - Viburnum
 - Katsura
 - Wisteria
 - Barberries
 - Hydrangea
 - Hibiscus
 - Hosta

- Central Location in the desirable Margaret Bay neighbourhood
 - 10-minute stroll to Margaret Bay beach access, Cormorant Point and Balmacara Park
 - 15-minute walk to North Beach Access, and the spectacular Glencoe Cove-Kwatsech Park
 - Nearby walking and biking trails along the Gordon Head Coastal Greenway and the San Juan Greenway, all connecting the Saanich Centennial Trails network.
 - 5-minute drive to Gordon Head Recreation Centre and University of Victoria
 - Mount Douglas Park hiking trails is a 10-minute drive
 - Downtown Victoria is an easy commute



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.