

\$1,349,000 - 354 Berwick St, Victoria

MLS® #1008114

\$1,349,000

5 Bedroom, 3.00 Bathroom, 2,034 sqft

Single Family on 0.08 Acres

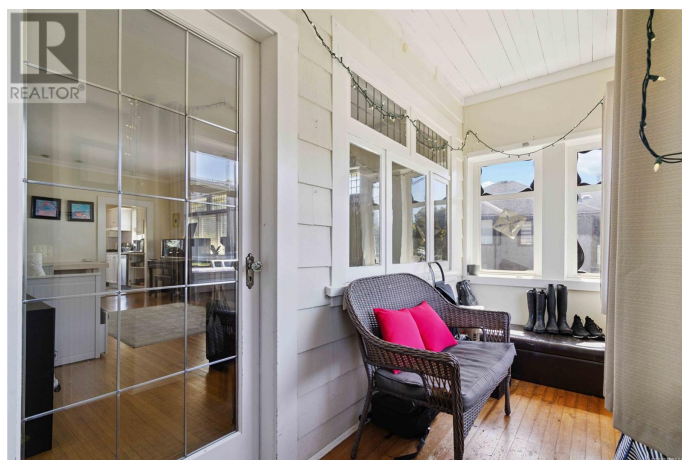
James Bay, Victoria, British Columbia

Set on a quiet no-through street in the heart of vibrant James Bay, this charming character home offers an unbeatable lifestyle just steps from beaches, the Breakwater, Dallas Road waterfront, Fisherman's Wharf & all the amenities of James Bay Village. Enjoy the best of walkable living in one of Victoria's most sought-after neighbourhoods. The bright main level features original oak floors, ceilings w/crown molding & recessed lighting. Stay comfortable year-round w/a gas furnace & heat pump splits offering efficient heating & A/C. The layout includes a sunny eat-in kitchen, spacious living room w/electric fireplace, two generous bdrms, a 4-pc bath & a welcoming sunroom at the entry. Downstairs offers excellent flexibility w/a large bdrm w/French doors to the private backyard patio, a laundry area, flex space w/French doors, 3 pc bath PLUS a self-contained 2-bdrm (or 1-bed + den) in-law suite w/ 4-pc bath perfect as a mortgage helper. A lovely home in a fantastic & scenic location. (id:6289)

Built in 1911

Essential Information

Listing #	1008114
Price	\$1,349,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,034



Acres	0.08
Year Built	1911
Type	Single Family
Sub-Type	Freehold
Style	Character

Community Information

Address	354 Berwick St
Subdivision	James Bay
City	Victoria
Province	British Columbia
Postal Code	V8V1C7

Amenities

Features	Cul-de-sac, Level lot, Private setting, Other, Rectangular
Parking Spaces	2
Parking	Stall

Interior

Heating	Electric, Natural gas Heat Pump
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
--------	-------------

Listing Details

Listing Office	One Percent Realty
----------------	--------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 2:01am MDT