

\$2,999,995 - 1215 Richardson St, Victoria

MLS® #1012440

\$2,999,995

5 Bedroom, 5.00 Bathroom, 3,991 sqft

Single Family on 0.19 Acres

Fairfield West, Victoria, British Columbia

Grande Dame of Fairfield. Elegantly dressed and impeccably well appointed, this Victorian home has been extensively and lovingly restored by the current owners. No expense was spared, with an exhaustive list of updates completed since 2018, including lifting the home to create an over-height lower level on all new foundations. Beyond the hedgerow & front gate, a large porch creates an inviting entrance. The front parlour room opens onto a formal living room with stained glass windows and focal natural gas fireplace. Flair for design is evident in the custom gourmet kitchen adorned with maple & fir cabinetry with heritage latches, Fisher & Paykel appliances, copper apron sink, soapstone countertops, custom mosaic tile, antique banquette, and adjoining butler's pantry with antique leaded cabinetry. Step onto the entertainment-sized deck and enjoy the level, south-facing backyard. The upper floor boasts a huge primary retreat with ceilings vaulting to 12'6", ensuite bathroom and ample closet space, plus two more generous bedrooms and a second bathroom. The lower level boasts 8'10" ceilings, with a legal 2-bedroom suite, media/flex room & hobby area with access to a double carport. Restored to its original design, the exterior was reclad with durable 'Hardie' siding/shingles and extensive fir trim, all colour-matched to the home's original colour palette. Antique fixtures were painstakingly sourced from across the pacific northwest, including lighting, stained glass, bathroom



vanities, and cabinetry. A quiet location with a walk score of 90, just a short stroll to the Moss Street market, Dallas Road or Cook Street Village. A flawless offering. (id:6289)

Built in 1908

Essential Information

Listing #	1012440
Price	\$2,999,995
Bedrooms	5
Bathrooms	5.00
Square Footage	3,991
Acres	0.19
Year Built	1908
Type	Single Family
Sub-Type	Freehold
Style	Character

Community Information

Address	1215 Richardson St
Subdivision	Fairfield West
City	Victoria
Province	British Columbia
Postal Code	V8V3C9

Amenities

Features	Central location, Curb & gutter, Level lot, Private setting, Southern exposure, Other, Rectangular
Parking Spaces	3

Interior

Heating	Electric, Natural gas, Other Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Additional Information

Zoning	Residential
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Listing Details

Listing Office Sotheby's International Realty Canada



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