

# \$1,200,000 - 2702 Roseberry Ave, Victoria

MLS® #1013575

**\$1,200,000**

3 Bedroom, 3.00 Bathroom, 2,604 sqft

Single Family on 0.15 Acres

Oaklands, Victoria, British Columbia

In 1944, Oaklands was a developing neighbourhood in Victoria, BC, known for its growing residential areas and its proximity to the city's central amenities, with the first school, Oak Bay United Church, and shops being established in the late 1920s and 1930s. Welcome to this timeless 1944 character home, perfectly situated on a quaint, tree-lined street in the heart of Victoria's sought-after Oaklands neighbourhood. Brimming with charm, this residence blends classic craftsmanship with flexible living spaces and endless potential. The main level showcases a thoughtfully designed layout with a spacious living room highlighted by gleaming oak floors, elegant coved ceilings, an inviting fireplace and a bright bay window that fills the room with natural light. The functional kitchen and adjacent laundry room add everyday convenience, while the main floor also features two comfortable bedrooms including a primary with a 2-piece ensuite plus a large walk-in closet. Downstairs, the lower level presents versatility with a flex space, a 3rd bedroom, a 3-piece bathroom and an abundance of storage space. A separate access to the gardens for convenience. Outdoors, the property shines with multiple areas to enjoy the private, maturely landscaped yard. A sunny rooftop terrace provides the perfect setting for summer BBQs, while additional patio spaces invite relaxation throughout the day. Rock gardens, stately oak trees meadow and a fully fenced level backyard enhance the



tranquil setting and provide a private oasis & potential further development. A single garage adds further practicality. This is a rare opportunity is situated within minutes of vibrant shopping districts, schools, parks and offers easy access to transit. Whether you choose to update and customize to your taste or simply enjoy the immediate livability as it is, this Oaklands gem offers a wonderful place to call home with enduring value and remarkable potential for the future. (id:6289)

Built in 1944

**Essential Information**

Listing #	1013575
Price	\$1,200,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,604
Acres	0.15
Year Built	1944
Type	Single Family
Sub-Type	Freehold
Style	Character

**Community Information**

Address	2702 Roseberry Ave
Subdivision	Oaklands
City	Victoria
Province	British Columbia
Postal Code	V8R3T9

**Amenities**

Features	Curb & gutter, Level lot, Wooded area, Corner Site, Rectangular
Parking Spaces	2

**Interior**

Heating	Forced air, Hot Water
Cooling	Fully air conditioned

Fireplace Yes

# of Fireplaces 1

### **Additional Information**

Zoning Residential

### **Listing Details**

Listing Office Coldwell Banker Oceanside Real Estate



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