

\$1,274,900 - 416 Richmond Ave, Victoria

MLS® #1018267

\$1,274,900

3 Bedroom, 2.00 Bathroom, 2,190 sqft

Single Family on 0.18 Acres

Fairfield East, Victoria, British Columbia

New Listing! Nestled in one of Victoria's™ more charming communities. This well-loved character home delivers cosy living with old world character. Inside you'll find a natural light filled living & dining room framed by large picture windows, arched doorways, coved ceilings, wood mantel, and built-ins with no neighbours in sight. Updates: Kitchen 2011, Perimeter Drains 2011, Roof 2016, Hot water tank 2024, Gas to house, New paint in bath, New back deck & stairs, refinished Oak flrs. Chef kitchen w soft green marbled stone counter, light slate flr, wrap-around windows, pendant lights, custom wd cabinets w pantry & inserts. Refinished oak floors through main. The fully renovated chef's™ kitchen features soft green marbled stone counters, grey slate tile, wrap-around windows, pendant lighting, and custom wood cabinetry with pantry and smart inserts"paired with a Fisher Paykel package: 5-burner built-in gas cooktop with professional-grade oven, stainless fridge, two-drawer dishwasher and an under-mount sink. Main floor primary bedroom includes a walk-in closet. Large Second bed w walk-in closet & corner windows, Bath is freshly painted, Linen closet. Lower level offers: family room w access to backyard. You™ also find a bedroom w original fir floors, tile in family and laundry areas; storage under the stairs + nanny suite potential. Partial kitchen in place"freezer, sink, counter, cabinets"plumbing ready for a full bathroom (sink and toilet currently installed; designated



space for a shower). Cold storage rm with commercial-grade door. Outdoors, enjoy a private front yard with mature trees, long driveway, sunny, west-facing yard w fruit trees & lovely landscape. New back-deck & stairs, level yardâ€”perfect for gardening, family and entertaining. Detached garage. Walk to Fairfield shops and cafÃ©s, beaches, parks, schools & transitâ€”an easy lifestyle in one of Victoriaâ€™s adored communities. (id:6289)

Built in 1949

Essential Information

Listing #	1018267
Price	\$1,274,900
Bedrooms	3
Bathrooms	2.00
Square Footage	2,190
Acres	0.18
Year Built	1949
Type	Single Family
Sub-Type	Freehold
Style	Character, Other

Community Information

Address	416 Richmond Ave
Subdivision	Fairfield East
City	Victoria
Province	British Columbia
Postal Code	V8S3Y4

Amenities

Features	Central location, Level lot, Other
Parking Spaces	3

Interior

Heating	Natural gas, Wood Forced air
Cooling	None
Fireplace	Yes

of Fireplaces 1

Additional Information

Zoning Residential

Listing Details

Listing Office Keller Williams Ocean Realty VanCentral



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