

Sunny Oakland Duplex  
B - 2746 Shelbourne Street  
Victoria, BC



# MAIN FLOOR



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS	
MAIN	766	0	766	GARAGE	237
UPPER	797	0	797	PATIO	151
TOTAL	1563	0	1563		



## UPPER FLOOR





## B - 2746 Shelbourne Street Victoria, BC

Located on the quiet off-street side of the building, this sunny west facing duplex is flooded with light and features a lovely backyard and patio, which are perfect for relaxing or gardening.

Built to very high standards, the home features:

- Bamboo flooring (on main and upper floors)
- Heated radiant tile floors in the bathrooms
- Elegant crown mouldings
- Master bedroom with ensuite & walk-in closet
- Gas fireplace
- Custom cherry cabinetry
- Granite countertops with peninsula seating
- Stainless steel appliances
- Skylights with shades in all the bedrooms
- Built-in stereo wiring
- Separate 240 volt /50 amp panel in garage for electric car charger
- Hunter Douglas blinds, and more



### The Details

Type: Strata Duplex

Configuration: 2 level

Bedrooms: 3

Bathrooms: 3

Finished area: 1563 square feet

Patio: 151 plus over 1000 square foot backyard

Garage: Single

Backyard: West Facing

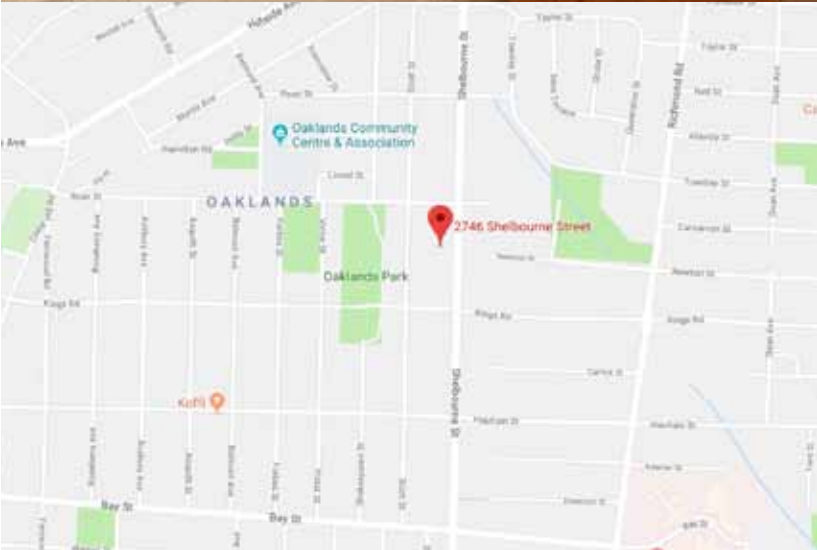
Year Built: 2010

Heat: Gas / Electric

Rental restrictions: None

Pets: Welcome

Strata Fees: None







## Ready to open a new door?

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## FEATURES AND IMPROVEMENTS

Built in 2010. The current owners purchased the home new and have lovingly cared for it for over 9 years. Built to very high standards the home features:

- Bamboo floors throughout
- 9 foot ceilings with an 18 foot foyer
- Heated radiant floors in all three bathrooms
- Elegant crown mouldings
- Spacious kitchen with:
  - Custom cherry cabinetry
  - Under cabinet and feature cabinet lighting
  - Granite countertops
  - Peninsula seating
  - Stainless steel appliances including built in microwave (note gas for range is already in place)
  - plumbed for water dispensing fridge
- Gas hook-up for barbecue
- Lighting in all closets (except linen closet)
- Decorative bevelled glass in front door
- Skylights with retractable shades in all bedrooms
- Hidden audio/visual storage pullout above fireplace
- Stereo wiring with independent selector/volume switches in living room, kitchen and master bedroom
- Sandstone fireplace mantel and surround
- Hunter Douglas blinds (wood slats and fabric with privacy setting)
- Master Bedroom with vaulted ceiling, 4 piece ensuite, walk-in closet, and light switch control beside bed
- Hand moulded copper sink in powder room on sandstone pedestal

Cont'd

- West Facing patio and backyard with mature plum tree and inground irrigation
- Deep soaker tub in master and guest bath
- Laundry nook with washtub
- 284 litre (75 gallon) hot water tank
- Built-in vacuum system with kitchen kicker
- Pre-wired for security system
- Thoughtfully placed recessed lighting (most with LED bulbs)
- Single car garage with overhead storage and 240-volt power/50-amp sub-panel in garage, suitable for electric car charging
- bike/utility shed
- Fully fenced yard
- Driveway with paving stones and water filtration system, which qualifies for Victoria rainwater utility charge discount
- Abundance of storage in humidity controlled, heated crawl space which extends to the full footprint of the unit