



Lovingly Renovated Family Home  
Maplewood Neighbourhood  
3272 Wicklow Street  
Victoria, BC



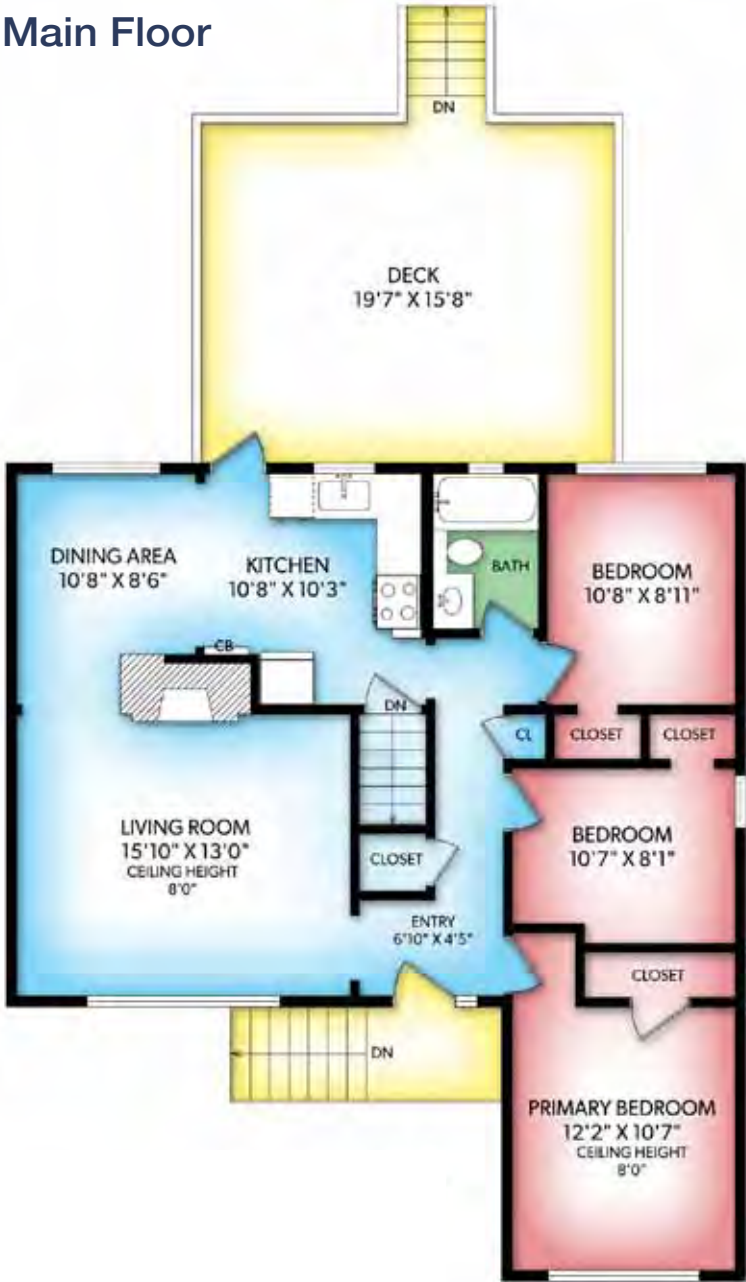
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Main Floor



Lower Floor



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS	
MAIN	1027	0	1027	GARAGE	235
LOWER	788	61	849	DECK	328
TOTAL	1815	61	1876		





## 3272 Wicklow Street Victoria, BC

Lovingly updated home features three bedrooms and one bathroom on the main floor, and a one-bedroom inlaw suite that could easily be converted to a two-bedroom suite downstairs.

Numerous updates include refinished wood flooring, Valor gas fireplace, new kitchen cabinets, quartz countertops, custom laundry room, fully renovated suite (flooring, bathroom and kitchen) and extensive landscaping improvements.

As a bonus, the lot is large enough to accommodate a 700 square foot garden suite, while still leaving plenty of room for gardening and for the kids to play.

Only 10 minutes to downtown Victoria, the home is located walking distance to a grocery store, neighbourhood schools, Cedar Hill Golf Course walking trail and a number of parks.



### The Details

Type: Single family home

Configuration: 2 level

Bedrooms: 4

Bathrooms: 2

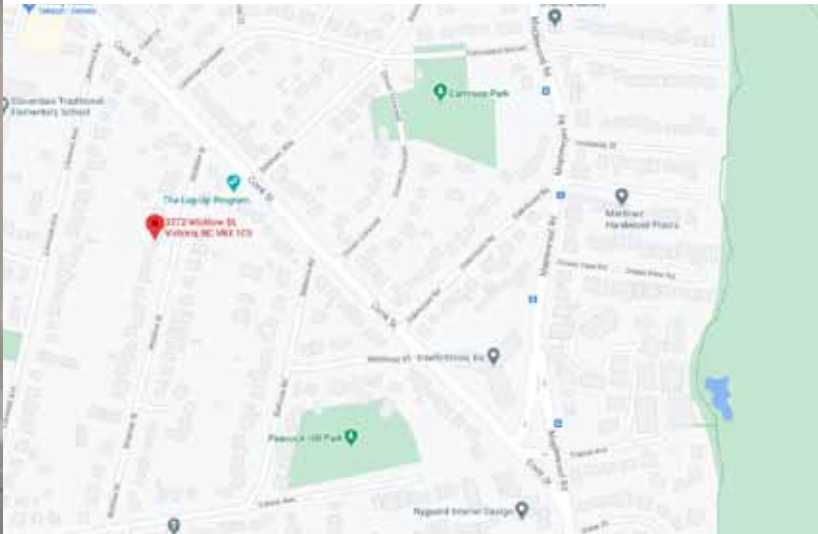
Finished area: 1815 square feet

Deck: 328 square feet

Lot: 10,296 square feet - west facing backyard

Year Built: 1952

Heat: Electric baseboard and gas fireplace





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## 3272 Wicklow Street

Located in the Maplewood neighbourhood, this 1950s family home is set on a nearly ¼ acre lot. The backyard enjoys a sunny west exposure with tree top views from the deck. The home has been lovingly renovated in 2017-2018 and features numerous upgrades including:

- Kitchen
  - New Eurostyle cabinetry
  - Cosentino Silestone Quartz countertops
  - Double wide undermounted sink
  - Stainless steel Bloomberg dishwasher and LG Stove
- Gas line to home
- New custom mantel and fireplace hearth with Valor gas fireplace insert
- Vinyl Thermopane windows in all but two rooms
- Refinished original Maple floors in the living room and hallways and refinished Fir in the bedrooms and kitchen
- Refinished solid fir stair treads
- Laundry room with custom shelving, new flooring and custom-built solid bamboo top storage bench
- Large pantry/cold cellar with shelving for all of your cooking needs
- Fully updated one Bedroom suite including:
  - New drywall, paint, kitchen cabinets and counters, bathroom fixtures, windows, lighting, paint and weathered oak Vinyl plank flooring

Cont'd



- Freshly painted front entry stairs, railing and new front-door accent window
- 200 amp panel
- Two natural gas BBQ or heater connections on the back deck
- Retaining wall on driveway
- Garage features drywall finished walls, pot lights, shelving and a newly painted floor
- Interlocking driveway with new polymeric sand for weed resistance and joint integrity
- Metal shingle roof
- Fencing with 12v accent lighting
- 12 v accent lights along driveway – full perimeter wiring in place if more landscape light desired
- Extensive landscaping work including removal of overgrown brush and damaged trees, and the addition of 96 Portuguese Laurels around the perimeter (which grow over a foot a year). Other notable plantings include rhododendrons, bald cypress, fig, hazelnut and plum trees
- Irrigation drip line around the perimeter
- Garage plus parking on the driveway for 3+ cars

The backyard oasis is also home to five resident hummingbirds and is frequently visited by owls

Note: Lot size would allow for a garden suite per newly approved Saanich zoning bylaws and required setbacks. This would give the new owners the option to incorporate lower suite into main living space and create a new income suite of up to 700 square feet.





Audra Poole & Hal Decter LLB

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