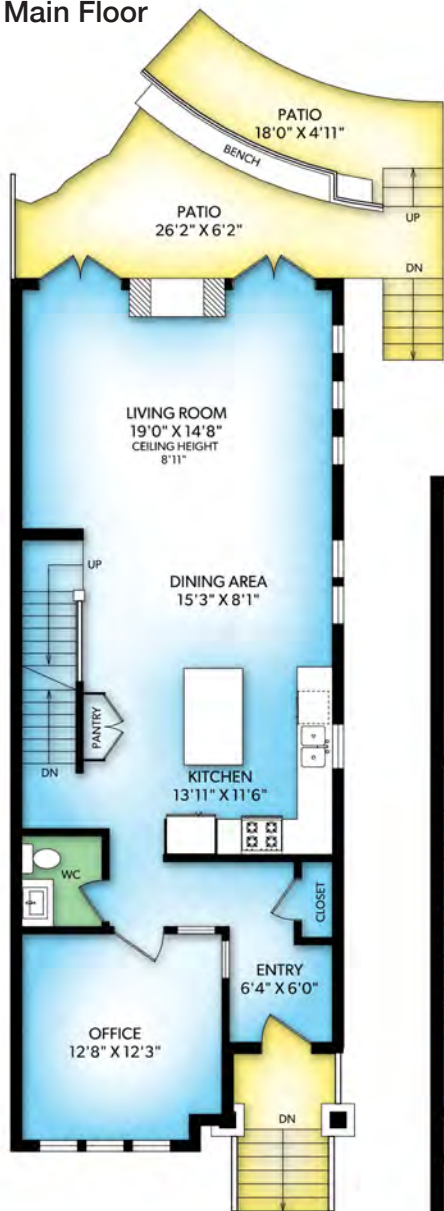


Luxury Rockland Duplex - Welcome to #4 - 1770 Rockland Avenue

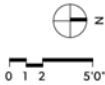
Enjoy this spacious three bedroom, four bathroom duplex style townhome. Located in the prestigious neighbourhood of Rockland in a tranquil parklike setting, this home offers the privacy of a single-family home and the low maintenance lifestyle of a strata townhome. Designed to appeal to discerning buyers, the home features custom cabinetry, quartz countertops, hardwood floors, infloor gas fired hot water heat, indoor/outdoor gas fireplace, media room, wine cellar, large master suite with spa inspired ensuite and more.

Main Floor

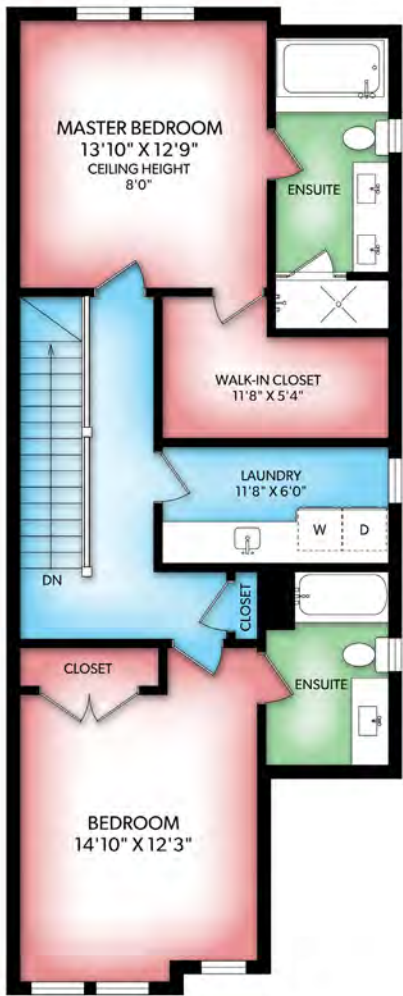


#4 - 1770 Rockland Avenue

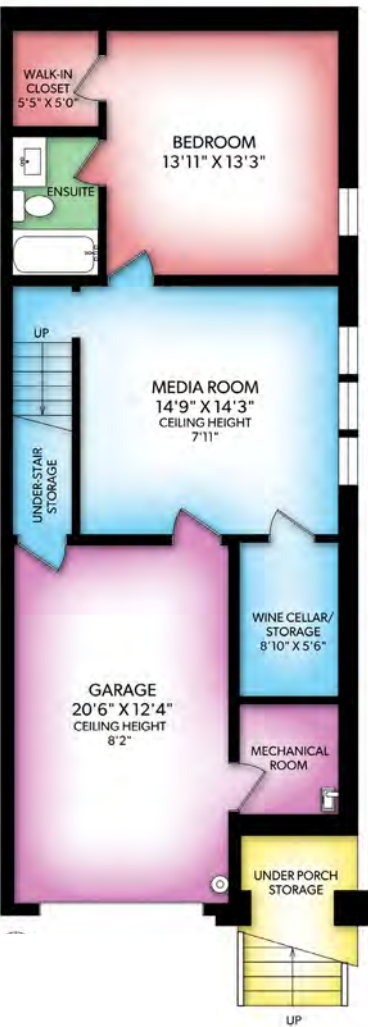
FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS	
MAIN	1043	0	1043	GARAGE	278
UPPER	949	0	949	PATIOS	292
LOWER	692	55	747		
TOTAL	2684	55	2739		



Upper Floor



Lower Floor



#4 - 1770 Rockland Avenue

The Home

Whether you are entertaining friends and family or just relaxing at home in front of your gas fireplace, this beautifully crafted townhome checks all the boxes. Enjoy preparing meals in your gourmet kitchen with gas range, and late afternoons on your sun dappled patio. In the evening, watch your favourite movie in your media room before retiring to your master suite with its spa inspired five piece ensuite with soaker tub.

The Exterior

Set back from the treelined street of Rockland Avenue, behind a stunning Tudor Revival mansion, this home enjoys a two acre setting with mature trees and landscaping. This unique strata development features only 7 residences made up of 6 duplex style townhomes and a 1905 heritage designated mansion designed by famed architect Samuel Maclure.

The Details

Type: Duplex style townhome

Flooring: Hardwood

Configuration: 3 levels

Bedrooms: 3

Bathrooms: 4

Parking: Single car garage

Finished area: 2684 square feet

Terraced Patio: 292 square feet

The Complex

Number of residences: 7

Year built: 2011

Pets: Dogs and cats welcome

BBQs: Yes (gas hook-up on patio)

Rentals: Minimum 6 months

The Neighbourhood

Municipality: Victoria

Area: Rockland

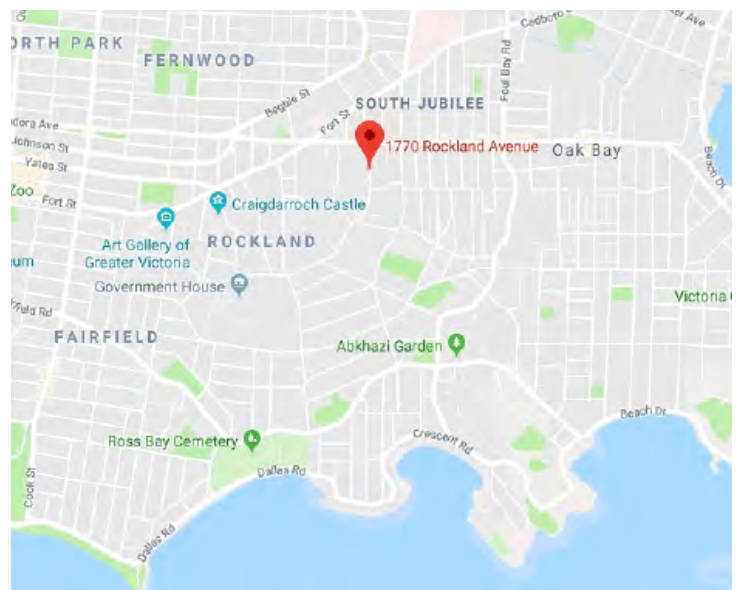
Water & Waste disposal: Municipal

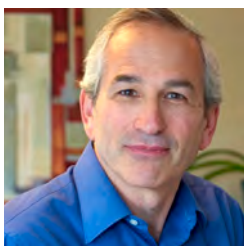
Shopping: Oak Bay, Fairfield Plaza & Downtown

Parks: Pemberton, Park Redfern Park

Recreation: Oak Bay Recreation Center

Culture: Craigdarroch Castle, Art Gallery of Greater Victoria, Abkhazi Garden





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