



Mid-Century Modern Inspired
Home in Cordova Bay
4906 Alamida Crescent
Victoria, BC



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4906 Alamida Crescent Victoria, BC

Under the direction of award-winning interior designer Sandy Nygaard, this mid-century modern inspired home was renovated with a focus on detail, quality and a timeless palette inspired by nature.

Peek-a-boo ocean views and a lovely west-facing backyard, with Azaleas, Roses, Hydrangeas and Magnolia, offer privacy and relaxed outdoor living.



Fabulous location on a quiet cul-de-sac on Cordova Ridge, only a few minutes from the Cordova Bay Beach, Mattick's Farm shops, the Cordova Bay Golf Course and only a 20 minute drive to downtown Victoria, BC.

The Details

Type: Single Family Home

Configuration: 2 level

Bedrooms: 3 to 4 (office/bedroom)

Bathrooms: 3

Finished area: 2655 square feet

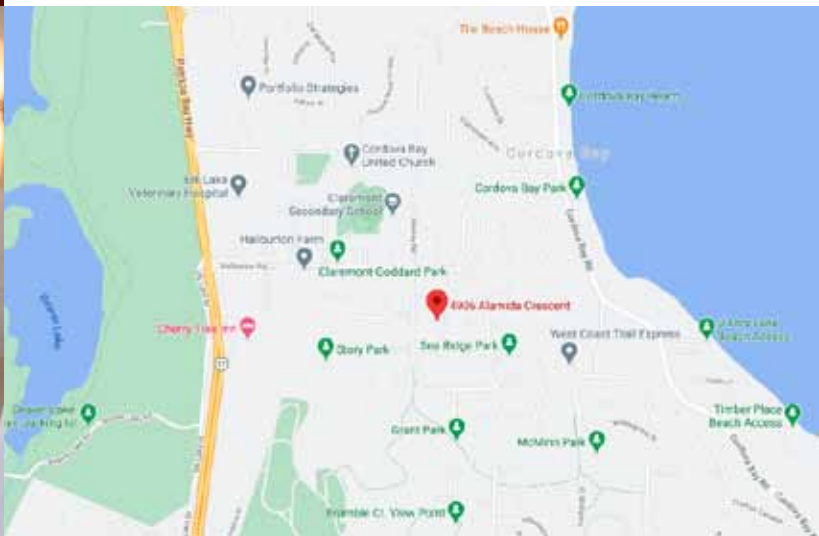
Decks: 405 square feet Patio: 367 square feet

Lot: 9,712 square feet with west-facing backyard

Finishes: Brazilian cherry floor, 100% natural wool carpet, porcelain tiles, custom wood cabinetry and millwork, soapstone and marble countertops, travertine stone fireplaces, solid fir interior doors

Year Built: 1986

Heat: A/C Trane heat pump, radiant in-floor in bathrooms



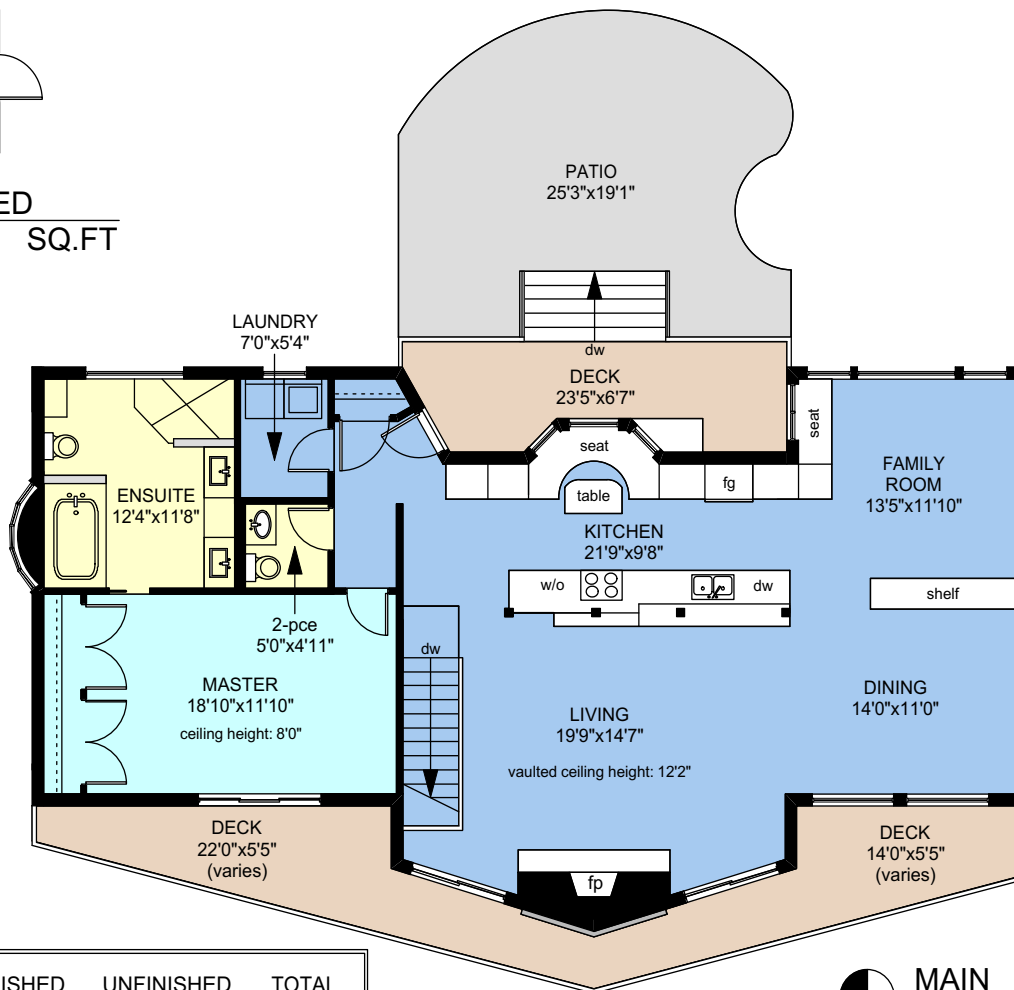
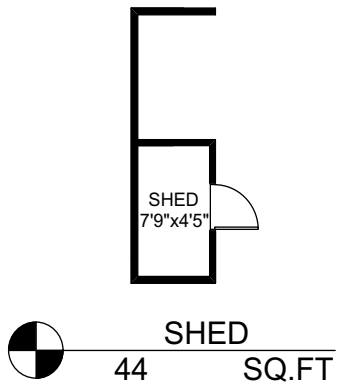
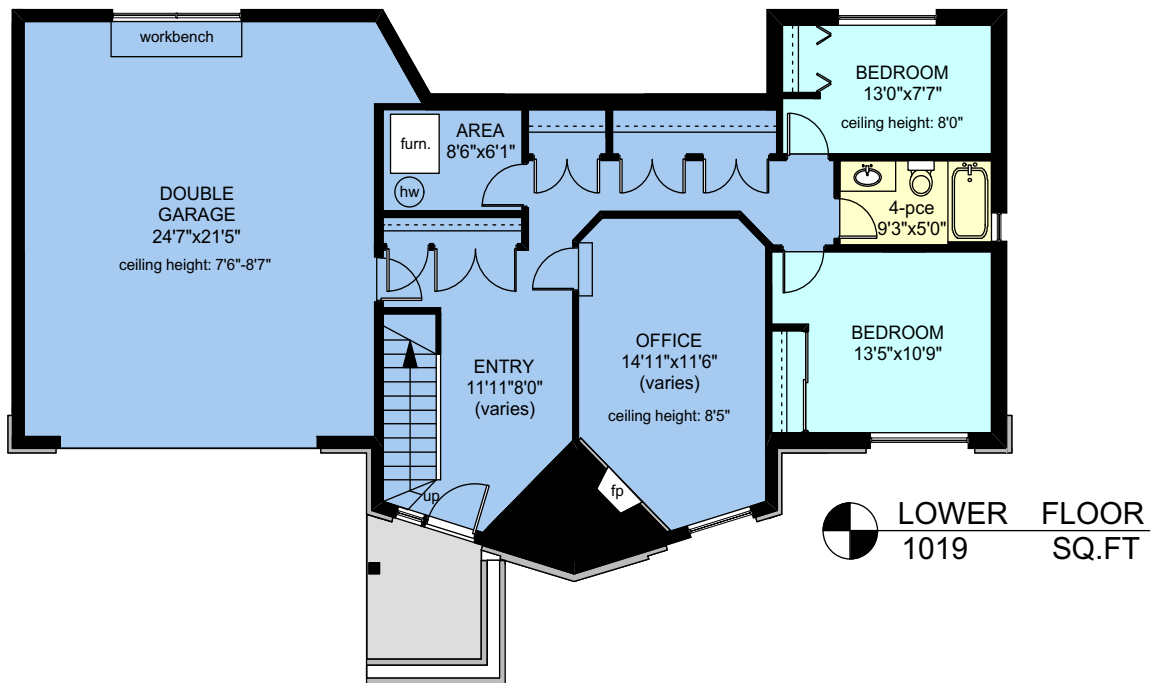
4906 Alameda Crescent

Under the direction of award-winning interior designer Sandy Nygaard, this mid-century modern inspired home was transformed. Renovations included removal of walls to create an open concept main level, a thoughtful selection of natural stone and wood finishes, and a colour palette inspired by Mother Nature.

Renovations and Upgrades

- Custom Kitchen with:
 - Combination of soapstone and marble countertops
 - Stainless steel appliances including induction range (Electrolux oven and induction stovetop, Bosch dishwasher, Bosch fridge)
 - Custom soapstone farmhouse sink
 - Natural cherry cabinets and pantry with pullout storage
 - Interior of drawers are birch ply, with soft close
 - Built-in spice drawer and utensil drawer and pullout garbage/recycling bin
 - Breakfast banquette with built-in storage and (Vancouver Island sourced) marble top table
- Jatoba Brazilian Cherry hardwood floors
- 100% natural wool (low VOC) carpets in the guest bedrooms, office and lower level hallway
- Extensive amount of custom millwork including new trim, window mouldings and baseboards
- Custom built-ins including dining room buffet, banquette and window seat with under-seat storage, and entertainment center in the family room

- Closet organizers including custom birch drawers and built-ins in master bedroom and bath, hallway downstairs lined with closets all with built-in cubbies
- Natural California travertine stone fireplaces (Currently wood burning fireplaces, but downstairs has option to be propane gas with the purchase of insert, two 100lb propane tanks included.)
- Luxurious 5-piece ensuite master bathroom with jetted soaker tub, double shower with handheld and rain showerhead, in-floor radiant heat and Basaltina stone project porcelain tile and floating natural cherry wood cabinets, Caesarstone countertops and custom mirrors with hidden storage
- Guest baths feature porcelain tile flooring with in-floor radiant heat and floating natural cherry cabinets and granite or marble countertop
- Solid fir wood interior doors
- Custom designed front door
- New windows in family room and dining room, office, bay windows in master bath and entrance
- Central vacuum
- New ceiling drywall main living areas on upper floor (removal of all popcorn ceilings)
- Electrical upgrade including the addition of pot lights throughout house
- Front balcony completely replaced
- Stone patio with rock wall
- Mature landscaping including Roses, Holly, Rhododendrons, Hydrangeas, Azaleas, Magnolia and Cherry trees
- Inground irrigation
- Asphalt roof with 35-year warranty (installed in 2010)
- Hardwired Nest fire detectors
- A/C New Trane Heat pump with emergency heat back up, oversized by 25%
- Exterior house painted in 2017
- Several interior walls removed to create open plan living
- Office plumbed for wet bar
- Interior Designer: Sandy Nygaard, Nygaard Design



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1636	0	1636
LOWER	1019	0	1019
TOTAL	2655	0	2655
GARAGE	0	596	596
SHED	0	44	44
DECKS	0	405	405
PATIO	0	367	367





Audra Poole & Hal Decter LLB

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