

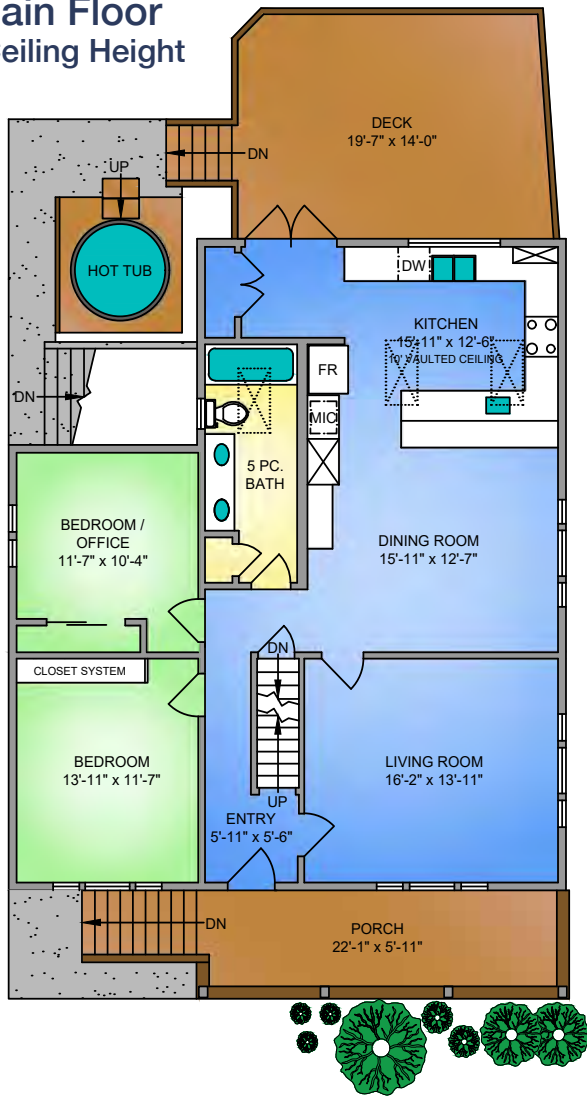


Town & Country Living
79 High Street
View Royal, BC

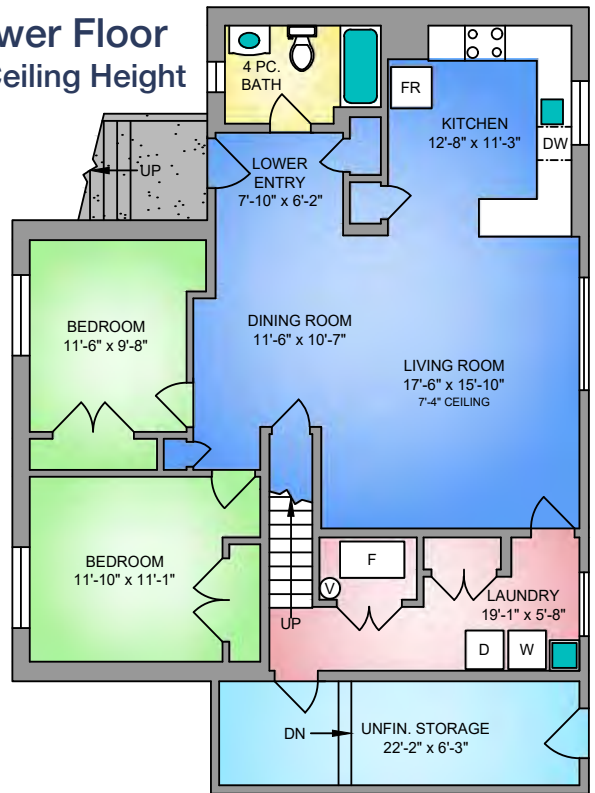


CHRISTIE'S
INTERNATIONAL REAL ESTATE

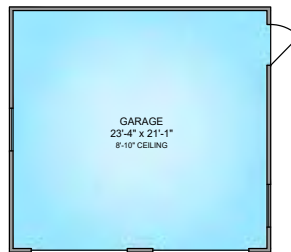
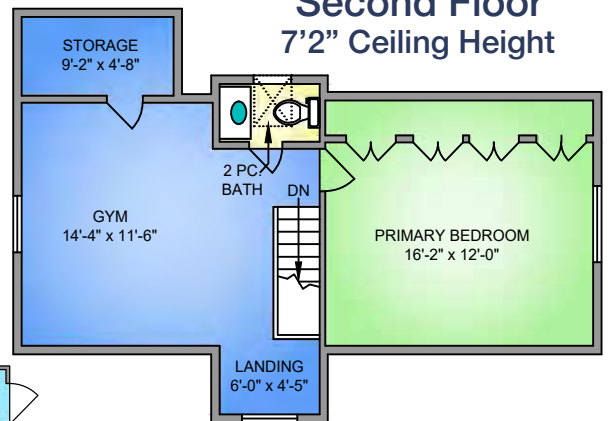
Main Floor 8' Ceiling Height



Lower Floor 7'4" Ceiling Height



Second Floor 7'2" Ceiling Height



79 HIGH STREET AUGUST 11, 2021 PREPARED FOR THE EXCLUSIVE USE OF AUDRA POOLE & HAL DECTER PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK /PORCH
MAIN	1281	-	529	407
UPPER	580	-	-	-
LOWER	1281	157	-	-
TOTAL	3142	157	529	47





79 High Street View Royal, BC

Get away from it all ... this hidden gem is located on a no thru street backing onto Knockan Hill Park and sitting on over 1/3 of a acre. You'll love sitting on your front porch overlooking your garden featuring cherry, apple and kiwis while you take in the distant views to the Olympic Peninsula.

The home underwent an extensive renovation during which it was lifted to create a light filled 2 bedrm legal suite. The charming features of the 1935 farmhouse were maintained including original fir floors, fir baseboards, picture rails, and coved hallways, while also creating an enviable custom chefs' kitchen with vaulted ceiling, new bathrooms, new windows, and also upgrading the infrastructure of the home.

Shopping, Golf Course and the Galloping Goose Bike Trail are only minutes away, plus you are only 15 minutes to downtown Victoria

The Details

Type: Single family home with legal suite

Configuration: 3 levels

Bedrooms: 5 bedrooms

Bathrooms: 3 bathrooms

Kitchens: 2

Finished Area: 3142 square feet

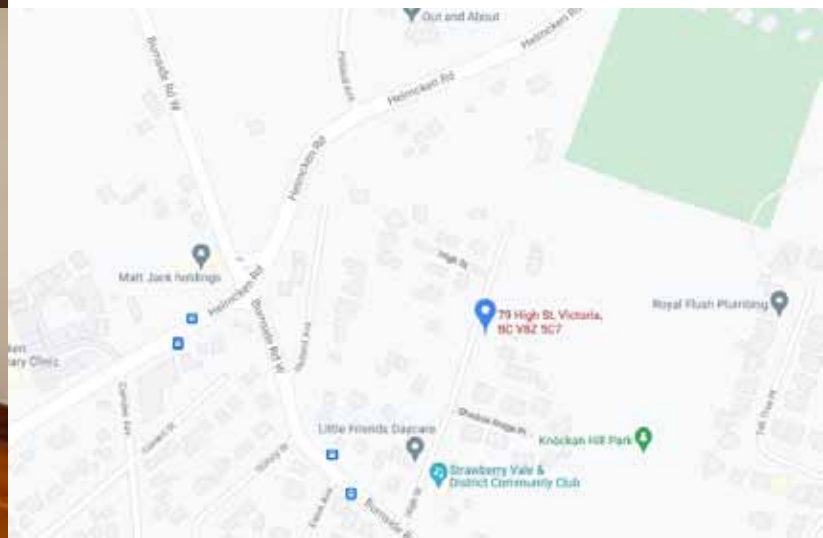
Deck: 280 square feet

Front Porch: 132 square feet

Parking: Double car garage - 529 sq feet

Heat: Gas forced air and electric

Year Built: 1935 major renovation in 2012





CHRISTIE'S
INTERNATIONAL REAL ESTATE

Town & Country – Gracious Family Living 79 High Street, View Royal BC

This 1935 farmhouse underwent an extensive renovation in 2012, including a complete kitchen and bathroom renovation, new windows, gas furnace and a new foundation to raise the house and create a light-filled legal two-bedroom suite.

Renovations and Upgrades

- Chef-inspired kitchen features:
 - Maple butcher-block countertops
 - 3-ply wood cabinets with soft close drawers
 - Pull-out recycling station
 - Farmhouse porcelain sink and stainless prep sink
 - Stainless steel appliances
 - Reverse osmosis water filtration system
 - Five-burner gas stove
 - Appliance garage and microwave nook
 - Under-cabinet recessed lighting
 - Pantry organizer with pull-out drawers
 - Solid wood windows and double skylights
 - Recessed lighting throughout
 - Pendant lighting over full length breakfast bar

- Spacious main bath with heated floors, rain-sensor skylight, double sinks, double shower heads and linen closet
- Exquisite character features including original hardwood flooring, wide-fir baseboards, picture railing and coved hallways
- New thermal Van Isle Energy Star rated windows throughout the home
- Main bathroom with heated floors, his and her shower heads and skylight with Velox skylight sensors
- Keyless entry throughout the home
- Custom designed closet organizers throughout
- Solid wood interior doors
- Central vacuum
- Laundry room with storage cabinets and soaking sink
- Mature landscaping including a front orchard that features blueberries, kiwis, peach, apple, grapes and cherry trees
- Inground irrigation
- Asphalt roof installed on Garage 2020 and on house in 2012
- Interior walls removed on 2nd floor to create home gym/flex space, however, could easily be added back if a 6th bedroom is required
- Over-sized garage freshly painted; new windows, exit door and gutters
- Interior and exterior paint throughout
- Gas forced air furnace
- On-demand hot water heater
- 14x20 rear deck with gas BBQ bib, privacy shades and serving window/bar off kitchen
- Motion activated lighting on the exterior

- An over 1100 square foot 2 bedroom “Legal” suite featuring stainless steel appliances, large picture window, recessed lighting and ample storage. BC Building code required enhancements for a legal suite ensure:
 - Fire separation
 - Reduced sound transmission
 - Minimum height requirements and egress for windows
 - Independent mechanical systems (i.e., heat and ducting)
- Complete removal of knob & tube wiring
- Pre-renovation inspection and removal of Asbestos by BC HAZMAT
- Hardwired fire alarms
- Hardy Board and wood siding
- Gracious front porch with views to the Olympic Peninsula
- Rock wall along driveway and patio
- Tinted concrete patio and driveway
- Separate bike/storage room with outside door access



Audra Poole & Hal Decter LLB

Ready to open a new door?

We can help. We have over 20 years of real estate experience in Victoria, combined with a background in design, marketing and law.

Learn more at VictoriaRealEstatePros.com

250.385.2033 | Experts@VictoriaRealEstatePros.com