



Gracious Family Home on
Uplands Border
3084 Cadboro Bay Road
Victoria, BC

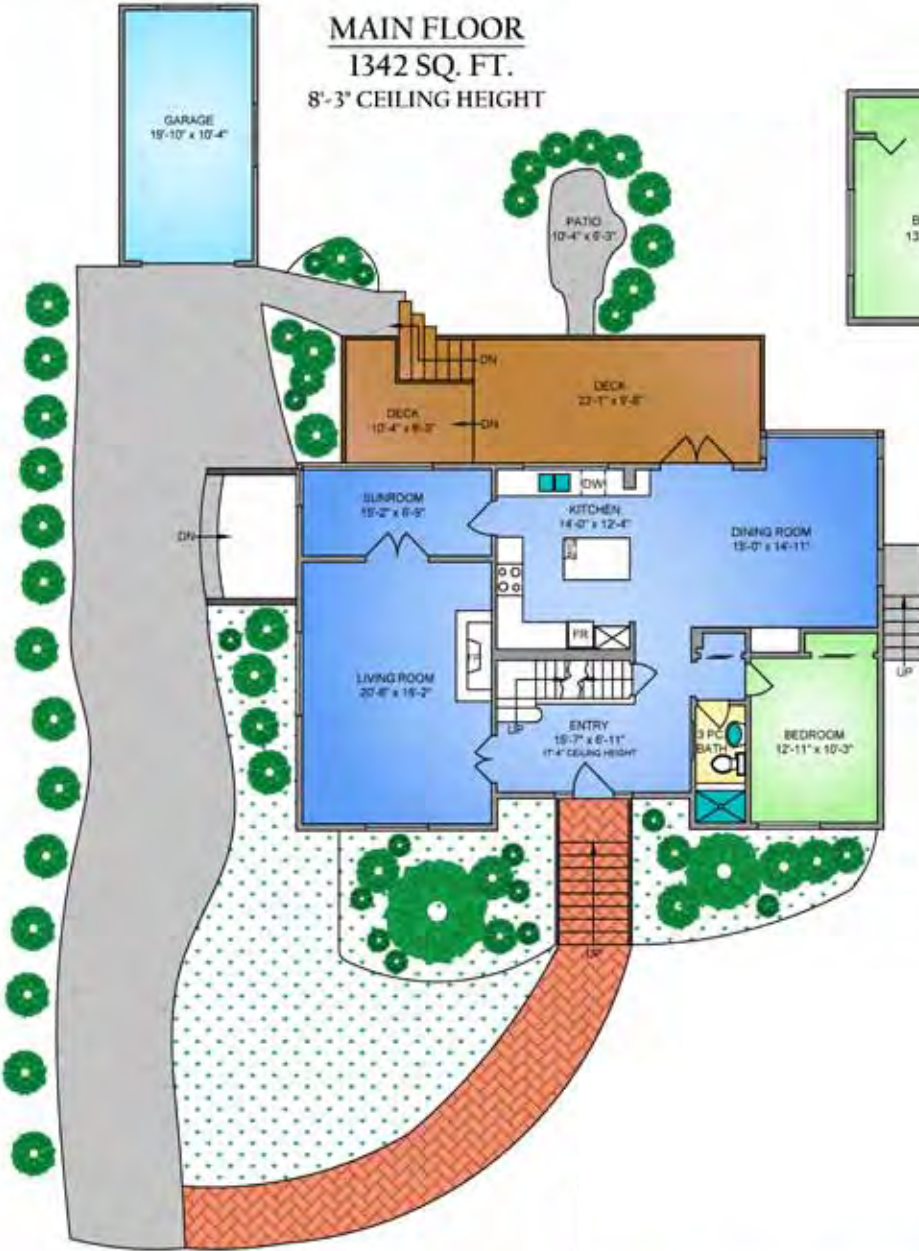


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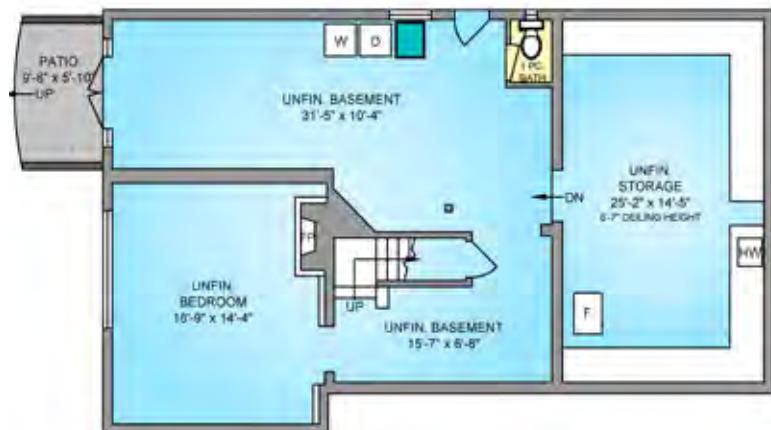
UPPER FLOOR
948 SQ. FT.
8'-0" CEILING HEIGHT



MAIN FLOOR
1342 SQ. FT.
8'-3" CEILING HEIGHT



LOWER FLOOR
1320 SQ. FT.
7'-1" CEILING HEIGHT



NORTH



3084 CADBORO BAY ROAD
 AUGUST 11, 2020
 PREPARED FOR THE EXCLUSIVE USE OF AUDRA POOLE
 PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY

FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
LOWER	-	1320	-	60
MAIN	1342	-	226	350
UPPER	948	-	-	-
TOTAL	2290	1320	226	410



3084 Cadboro Bay Road - Oak Bay

Enjoy this spacious family home on a .35 acre west facing lot on the Uplands border. Originally built in 1946, the home has been beautifully updated including open concept kitchen / family room with bay window, quartz countertops and stainless-steel appliances, renovated bathrooms and refinished original oak flooring throughout. All the major infrastructure work has also been done with hot water on demand, 200-amp panel, furnace and perimeter drains.

Fabulous location less than a block to the Uplands Golf Course and 10 to 20 minute walk to Pure Vanilla Bakery, Estevan Village, Willows Beach, Camosun College, UVic and the Henderson Recreation Center.

The Details

Type: Single Family Detached

Configuration: 3 levels

Finished area: 2290 square feet

Unfinished area: 1320 square feet

Patios: 410 square feet

Lot: 15,177 square feet (0.35 acres)

Bedrooms: 4

Bathrooms: 3

Fireplace: Wood

Finishes: Oak hardwood and tile, quartz countertops, coved ceilings, French doors

Garage: Single

Heat: Gas

Year Built: 1946 extensive renovations in 2017-18





Audra Poole & Hal Decter LLB

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