

Property Features

2519 Currie Road

Price: \$3,200,000
Year Built: 1911 and substantially restored and updated between 2013-2016

District: Oak Bay
Map Area: South Oak Bay

Lot Size: 9,900 sq. ft.
Finished Area: 3,578 sq. ft.



Heating: Natural gas boiler for hot water heat throughout;
Restored original cast iron radiators with individual thermostats;
Hot water in-floor heat in lower level;
Hot water under-floor heat in kitchen and upper level bathrooms;

Fireplaces: Natural gas fireplaces in living room, dining room, den and upper level bedroom

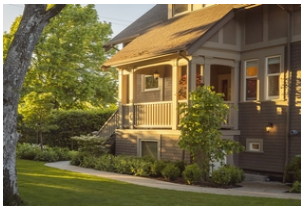
Exterior: Restored and repainted wood shingle and trims on exterior;
Custom, double hung, thermal wood windows with screens;
Reconstructed front port including concrete stairs with basalt stone, fir hand rails and railings;

Roof: Fibreglass shingle roof 2014

Parking: 2014 detached double garage with rear lane access;

Landscaping: Fully fenced with new irrigation, drainage and complete landscaping;
Concrete patios

Exterior Upgrades: Damp proofed and Delta drain exterior basement walls;
Perimeter drain system 2014
Complete storm sewer connection to main storm sewer 2014;
Sanitary sewer on property 2014;
1" water line on property 2014;



Measurements are approximate and information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy or completeness, we regret that because the information has been obtained from 3rd parties, Newport Realty is unable to guarantee its accuracy or completeness. Buyers should satisfy themselves and verify any important details

Marc Owen-Flood

Personal Real Estate Corporation

www.owen-flood.com

Sylvia Therrien

Personal Real Estate Corporation

www.sylviaherrien.ca



250-385-2033

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Property Specifications

2380 Windsor Road

Interior Upgrade Details:



Removed plaster and replaced with drywall in all rooms except entry, living and dining rooms;
Restored and refurbished all 16 panels of original stained/leaded Glass;
Refurbished and restored front door unit and hardware;
New interior and exterior doors and hardware
Refurbished and restored original wainscoting and landing trims;
New millwork throughout
Custom cabinetry in all bathrooms and kitchen;
Refurbished and restored fireplace mantles in den and living room
With new granite faces;
New fireplace mantles and granite faces in dining room and upper Bedroom;
New 1/4 sawn white oak flooring on main and upper levels
Rebuilt interior staircase;
Replaced entire basement slab and installed 2 1/2" styrofoam and Wire mesh underneath;
Structure was anchor bolted to concrete foundation;
Double up all floor joists;
Re-sheathed floors with 1/2" plywood
Levelled and straightened floor joists and studs;

Electrical:

200 amp electrical service
Replaced all wiring, panels and light fixtures throughout;
Refurbished original light fixtures in living and dining rooms
Hubberton Forge light fixtures in main living areas
Russound sound system on main floor
Rough-in security system;
Built-in vacuum

Plumbing:

Replaced all plumbing fixtures and plumbing pipes throughout
Restored and refurbished original claw foot bathtub in ensuite

Measurements are approximate and information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy or completeness, we regret that because the information has been obtained from 3rd parties, Newport Realty is unable to guarantee its accuracy or completeness. Buyers should satisfy themselves and verify any details that are important.

**Marc
Owen-Flood**

Personal Real Estate Corporation

www.owen-flood.com

**Sylvia
Therrien**

Personal Real Estate Corporation

www.sylviaherrien.ca



250-385-2033

CHRISTIE'S
INTERNATIONAL REAL ESTATE

November 4, 2020