

Property Specifications

762 Victoria Avenue

Price:	\$2,695,000		
Year Built:	2016		
District:	Oak Bay	Map Area:	South Oak Bay
Lot Size:	7,025 sq. ft.	2019 BC Assessment:	\$2,159,000
Finished Area:	3,646 sq. ft.	2018 Taxes:	\$9,590
Water:	City/Municipal	Waste:	Sewer
Heating:	Forced air/heat pump		
Fireplaces:	2 gas fireplaces		
Exterior:	Cedar shingle siding, Pella® double hung windows		
Roof:	fiberglass shingles		
Parking:	Two car garage, driveway		
Wiring, Security & Media:	CAT 5 networking, Control 4®, Built-in speakers, fully equipped theatre with Sony® projector, large screen Denon® components, multi-zoned programmable stereo system leased security system		
Irrigation:	Programmable irrigation system		
Other Features:	Wine room, home gym, wood blinds, Kohler® kitchen taps and cast iron sinks, Victoria & Albert® extended bathtub, Wainscotting, coffered ceilings, face frame custom cabinetry, built-in Bench & table, built-in window seats, dressers and desks in 2 bedrooms, oak flooring, heated floors in bathrooms		
Appliances:	Bertazzoni Italia gas range with 6 burner, griddle, gas oven Bosch® double door fridge & bottom drawer freezer with custom wood panel, Miele® dishwasher with custom wood panel		
Exterior Features:	Fully fenced, paving stone driveway and patio, outdoor propane fireplace, sunny rear garden		

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 and are unable to guarantee its accuracy or completeness. Buyers should verify if important.



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