

# 849 Oliver Street

## Specifications

**Price:** \$2,698,000

**Year Built:** 2016

**Warranty:** 2-5-10 with Pacific Home Warranty

**District:** Oak Bay

**Map Area:** South Oak Bay

**Lot Size:** 75' x 133' (9,975 sq. ft)    **Finished Area:** 3,597 sq. ft.

**2019 Taxes:** \$10,593

**2020 BC Assessment:** \$2,263,000

**Water:** Municipal

**Waste:** Municipal

**Fireplaces:** Valor "Windsor Arch" gas fireplaces in family room and office

**Exterior:** Cementitious and wood trims,  
wood soffits and wood coves

**Roof:** Fibreglass composite shingle

**Windows:** Westeck vinyl casement

**Parking:** large driveway, separate 2-car garage accessory  
building, with smart wire and rough-in plumbing  
for washroom



**Mechanical:** Viessman natural gas, high efficiency (95%) boiler, space and domestic hot water,  
c/w multi-zone thermostats, stainless steel storage tank  
Daiken heat pump for air circulation and bonus of dual zone air conditioning in the  
warmer months  
200 amp. electrical service panel  
Gas outlet for BBQ on rear patio  
Gas rough-in for patio heater or outdoor fireplace  
Delta drain system around foundation – eliminates hydrostatic pressure

**Flooring:** engineered white oak flooring over concrete capped joists  
Carrera marble floor tiles in master ensuite



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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

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**Media** Control4 automation of lighting, power blinds, audio, video security built-in speakers

**Exterior:** automated landscape irrigation system, patios, driveway, planters

**Interior:** extensive mouldings and millwork, including five part crowns, raised panel wainscoting and coffered ceilings

**Kitchen:** custom, domestic birch (formaldehyde free), painted kitchen Cabinetry, soft-close drawers/doors, recycling inserts Organizers, Quartz countertops in 2 upper level baths and Laundry, Carrera marble countertops in kitchen, master Bath, dining, office and main level powder room  
*Kitchenaid Professional Series* refrigerator  
6 burner commercial grade gas cooktop, dual wall oven, Micro-wave, 2 garburetors, *Kohler* plumbing fixtures



**Property Features:** 9,975 sq. ft. lot  
South-east exposure  
Fully fenced rear garden  
Walking distance to McNeill Bay and Oak Bay Village



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 3<sup>rd</sup> parties, Newport Realty is unable to guarantee its accuracy or completeness.

July 2, 2020



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