

WHEN LOCATION IS EVERYTHING
& QUALITY OF LIFE MATTERS
IT'S ALL HERE

TODAYS MODERN CHARACTER

WONDERFUL MODERN OASIS

A STROLL TO EVERYTHING

6 BDM
3 BATHS
2 LARGE DECKS
2 IN-UNIT LAUNDRIES
BEAUTIFUL PATIO & GARDEN
UNDEVELOPED BASEMENT
ROOM FOR REAL FURNITURE

LEGAL DUPLEX
OR FULL RESIDENCE
ON A QUIET BIKE ROUTE

ZOE DELANO 250-580-1078
VICTORIAHOMEGROUP.COM - EXP REALTY

Wonderful Fairfield Character

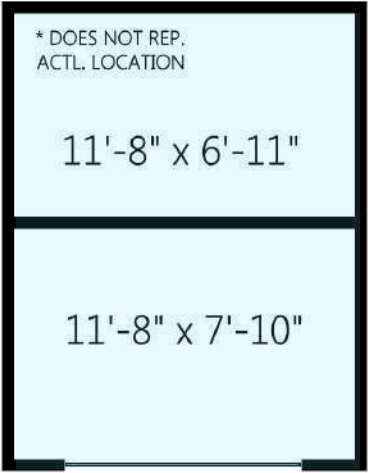


1219 Richardson St. Floor Sketch Layout

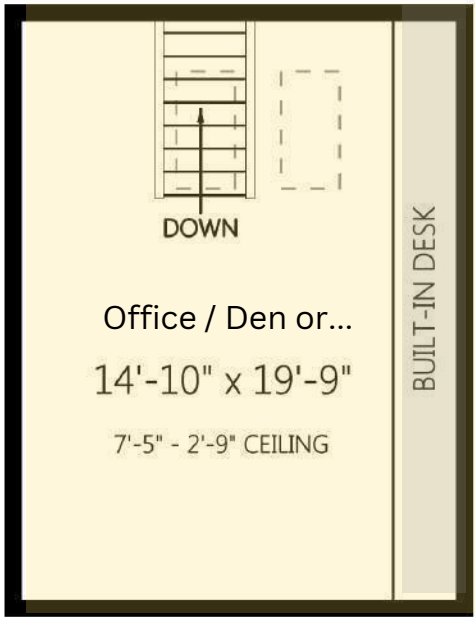
	Fin.	UnFin.	Total
Lower Level	0	1,305	1,305
Main Level	1,342	0	1,342
Upper Level	1,300	0	1,300
Loft Level	335	0	335
Total Sq.Ft.	2,977	1,305	4,282



UPPER LEVEL
1300 FINISHED SQ.FT.
+ ADDNL. SQ.FT. WHERE NOTED

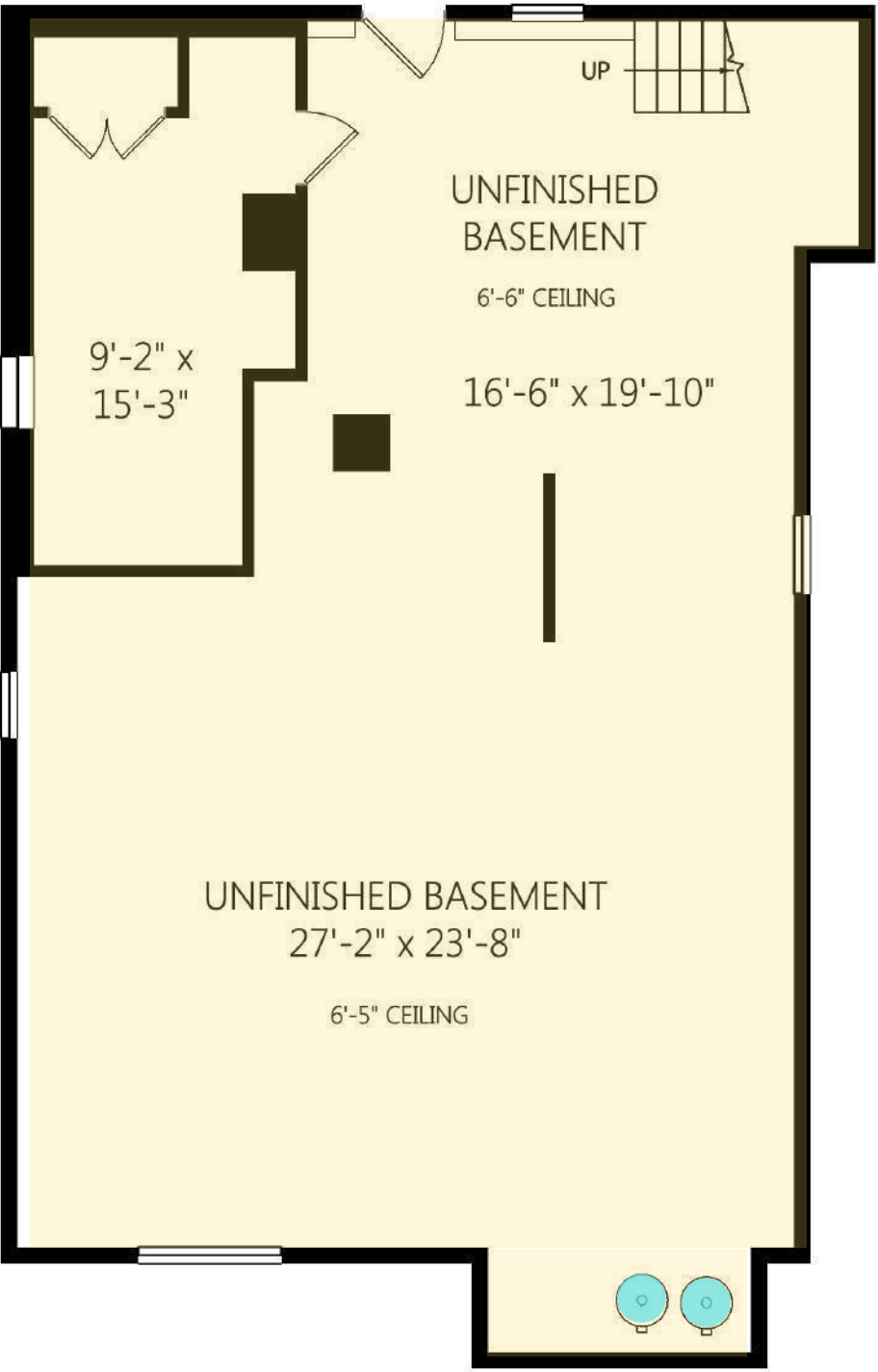


DETACHED GARAGE
+ 200 SQ.FT.



LOFT LEVEL
335 FINISHED SQ.FT.

Wonderful Fairfield Character



	Fin.	UnFin.	Total
Lower Level	0	1,305	1,305
Main Level	1,342	0	1,342
Upper Level	1,300	0	1,300
Loft Level	335	0	335
Total Sq.Ft.	2,977	1,305	4,282

1219 Richardson St. Floor Sketch Layout

floor sketch and dimension overview illustration - verify all measurements if important

OWNER NOTES

STROLL TO PARKS, SHOPPING & WATERFRONT

1219 Richardson

Lovingly updated & maintained legal non-conforming duplex or spacious 1 or 2 family home.

South facing private rear yard.

Self contained units with independent laundries / electrical and gas meters.

Detached separate garage / converted to storage locker for units.

Basement - approximately 1350 sqft undeveloped 6' 5" / additional future potential.

Easy care low maintenance property.

Natural gas fireplaces (2)/ hot water tanks (2) / dryers (2)/ 2 stoves + BBQ hook-up on Decks / upper deck plumbed for overhead out door gas heater.

Stroll to the Village with shops, restaurants, coffee and amenities.

Move-in ready no worry wonderful home...

Top floor unit -

- Large private entry way / 3 bed + large office with new skylights, 1 awesome bathroom, open concept kitchen/ living approx - In unit laundry w/gas dryer.
- Top of the line kitchen / 36" fisher paykel GAS range / 36" fridge / built in wine fridge / built in microwave / Large pantry for storage / French doors onto deck / Deck has GAS hook up for BBQ and is plumbed for a gas heater.
- Quartz countertops with waterfall faucet / Soft close doors and drawers / Quality GAS fireplace with light and fan powerful enough to heat the unit, there is also baseboard heat in each bedroom.
- All new windows upstairs / Built in speakers in living room and bathroom / all Bdms wired for wall mount TV's.
- All tv, data & speakers are run back to a media closet in top floor office / New solid maple hardwood floors

Bathroom UP:

- custom walk- in shower w/ dual shower heads / Separate soaker bathtub / heated tile floor / separate water closet room with in washroom / Dual sink vanity.
- Overs size master bedroom with separate his and hers closets

Main unit:

- 2 Bed, 2 Bath, open concept kitchen/dining/living
- 10 foot ceilings
- Top of the line kitchen / 36" stainless steel fridge / 36" GAS range / Build in microwave / Built in wine fridge / separate wine bar area with bar sink / Quartz counter tops / Marble back splash / Soft close doors and drawers

Ensuite bathroom :

- Heated tile floors / Dual sink vanity / custom walk in shower with 2 shower heads
- second bathroom has heated tile floors, storage closet
- In unit laundry with GAS dryer - separate deck - large living room with coffered ceilings
- master bedroom has the original 1909 pocket doors for a grand bedroom entry

WHEN QUALITY OF LIFE IS IMPORTANT

OWNER NOTES

STROLL TO PARKS, SHOPPING & WATERFRONT

1219 Richardson

The house as a whole :

Top of the line metal roof

- rear flat roof section is new torch on roofing.
- 3 gas meters (one for the top unit, one for the main floor unit, and one for a FUTURE BASEMENT development)
- separat electrical meters for each unit (each unit has a 100A electrical panel)
- Separate cable boxes on side of house (every utility, cable, hydro, gas is all totally separate) New front entry sidewalk / New decks

** SOUND PROOFing BETWEEN UNITS

- double layer of Roxul insulation, Rez bar, Double 5/8 drywall
- All exterior walls have new roxul insulation /
- all new Doors, trim, flooring, lighting,
- each unit has all new electrical, plumbing, gas, insulation, drywall, sub flooring.
- 2 new GAS hot water tanks (one for each unit)
- Detached single car garage (divided into 2 for a separate storage locker for each of the 2 units) Basement: approx 1350 sq ft un-finished / -6'5" -sub panel off of top floor unit for basement lights
- all open except a framed-in bedroom with closet, plugs and pot lights already wired and working.

We loved this property and meticulously updated the whole place for ourselves and our parents to live in (we updated the home with top quality craftsmen & added sound proofing, top finishings and the best we could at the time). We all loved it while we were there, after growing our family - we moved on, but will have very fond memories of our times there and our home's wonderful location.

We still miss the neighbourhood and wonderful walks and easy proximity to the Moss St Market, Cook Street Village, Fairfield Plaza and downtown.

Enjoy our home ~



WHEN QUALITY OF LIFE IS IMPORTANT

IF IMPORTANT - VERIFY ALL INFO FROM INDEPENDENT SOURCES



Ivan Delano * / Zoe Delano
 Cell: 250-744-8506
 www.VictoriaHomeGroup.com
 VictoriaHomeHunter@gmail.com



**1219 Richardson St
 Vi Fairfield West ~ V8V 3C9**

Interior Details

Layout: Main Level Entry with Lower/Upper L

Bedrms: 5 **Kitchens:** 2
Baths Tot: 3 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,979
Bth 4Pce: 1 **Unfin SqFt:** 1505
Bth 5Pce: 1 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:** Exists
Ens 3Pce: 0 **Basement:** 6' 5" / Unfinished, Walk-Out Access, With Windows
Ens 4+Pce: 0 **FP Feat:** Gas, Living Room

App Incl:
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bathroom	Main	3-Piece
Bedroom	Main	1'x12'
Bedroom - Primary	Main	12'x14'
Kitchen	Main	10x8
Bathroom	Second	6-Piece
Bedroom	Second	16'x114
Bedroom	Second	13'x12'
Bedroom - Primary	Second	15'x12'
Kitchen	Second	11x11
Office	Second	29x14
Basement (Unfinished) (l	Other	44x30
Separate Storage (Unfin)	Other	15x12

Listing Summary

MLS®: 933522 **List Price:** \$1,899,000
Status: Active **Orig Price:** \$1,899,000
Sub Type: SF Det **Sold Price:**
DOM: 0 **Pend Date:**
Taxes: \$6,200 **Strata Fee:**
2023 Asmt: \$1,421,000 **Title:** Freehold

Remarks

Fairfield Residence or bring your inlaws or friends & enjoy 2 amazing self-contained units as a Duplex - or live in 1 & enjoy a generous income from the other or use it as 1 large & lovely home, you decide! Get inside to appreciate the Wonderful character in prime Fairfield/Rockland location w/South facing garden views. The secret here is on the inside! Elegant home lovingly updated to today's top standards, owner spared no expense bringing this exceptional home into the 21st century. Careful & meticulous attention paid as they did this restoration for themselves & their parents to enjoy. Words fail to adequately describe this home/Current Tenants pay all utilities except H20r. Rents:\$3312up + \$3053Dwn. Lovely walking neighborhood a short way to the village, Legal duplex is a great opportunity to live or invest in one of Victoria's most desirable locations. Blt w/high ceilings, Large windows & spacious rooms 1300+Sqft of undeveloped Bsmt + Garage waiting for your ideas - don't settle

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,305	1,342	1,635	0	0
Beds	0	2	3	0	0
Baths	0	2	1	0	0
Kitchens	0	1	1	0	0

Building Information

Built (est): 1909 **Lgl NC Use:** Yes **Frnt Faces:** N **Bldg Style:** Arts & Crafts, Character **Cool:** None
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Electric, Natural Gas
Const Mt: Frame Wood, Stucco **EnerGuide Rtg/Dt:** **Roof:** Metal
Ext Feat: Balcony/Deck, Balcony/Patio, Fencing: Partial, Garden, Low Maintenance Yard **Fndn:** Poured Concrete
Accss: Primary Bedroom on Main

Lot/Strata Information

Prk Type: Detached, Driveway, Garage **Lot Size:** 4,500sqft / 0.10ac **Dims (w/d):** 45 ft wide x 100 ft **Waterfront:**
Water: Municipal **Waste:** Sewer To Lot **View:** City, Mountain(s)
Lot Feat: Central Location, Level, Near Golf Course, Private, Quiet Area, Rectangular Lot, Shopping Nearby, Sidewalk, Wooded Lot
Complex: **Mgd By:** **Services:**
SqFt Balc: **StrLots/Cplx** **Prk Total #:** 3 **Rent Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk LCP:** **Pets Alld?:**
SqFt Strg: **Floors/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
Gnd/Top?: **Lvls/Suite:** 3 **Str Lot Incl:** **Restrictions:**
Shrd Am: **Unit Incl:**

Agency Information

Licensee **Phone** **Office** **Coop Brok Fee:** 3+1.5
L: Ivan Delano* 250-744-8506 eXp Realty **Sllr:** See Supplements
CL1: Zoe Delano 250-580-1078 eXp Realty **Financing:**
CL2: **Fin Notes:**
B: **Possession:** Subject to Tenancy
CB1: **Listed:** 2023/06/02 **Sold:**
CB2: **Modified:** 2023/06/02 **\$Chg:**
Appt Ph: **KeyBox/Bzzr:** Gas Meter
Show Appts by Touchbase ~ showings only Sat 10-4 Sunday 11:30-4 / Offers to VictoriaHomeGroup@gmail.com / some pics
Reqs, Ag from when owner resided there / Tenants M2M ~ 1 in from Richardson & Harbinger
Info, Lic
Notes &