

Features of 4077 Livingstone Avenue

“Mt. Douglas Area – 1 Level Rancher”

MLS® No: 375588

Exterior Features:

- ❖ Delightful corner property on desirable cul de sac with minimal traffic
- ❖ Private backyard
- ❖ New fence with side access gate
- ❖ Easy care garden and lawn space
- ❖ In ground sprinkler system
- ❖ Heat pump to heat and air condition in the summer
- ❖ Newly installed roof – 2014
- ❖ Fortis gas line on Livingstone Ave and Beam Rd., cost to connect is \$25.00 plus GST
- ❖ Easy one step entry
- ❖ Oversized double garage with a work bench and plenty of room for storage, added counter and storage cupboards

Interior House Features:

- ❖ Beautiful, bright single level home
- ❖ Covered entry way entering into a wonderful foyer
- ❖ Excellent space flow throughout
- ❖ Large living room area with a bay window and natural granite stone fireplace
- ❖ Spacious dining room which can accommodate a large table and chairs
- ❖ Newly updated kitchen with stainless steel-Bosch dishwasher, oven and cooker unit with hood, microwave, and under counter mount double sink with granite counter tops
- ❖ Eating area opens up to a nice sunroom for addition living space
- ❖ Great room off the kitchen allows for the addition of a media wall or additional fireplace to sit and cozy up to!
(See suggested furniture floor layout, provided upon request)
- ❖ Renovated bright and airy spa like main bath with; new energy efficient toilet, lovely vanity, new tiles and glass tile inserts which have been elegantly and tastefully done
- ❖ Large soaker tub
- ❖ Newly replaced skylight in main bath (with roof replacement in 2014) offering great natural light
- ❖ 3 Bedroom with large closet
- ❖ Master bedroom, large enough to suit a queen or king size bed, walk in closet and three piece master bath
- ❖ Nice laundry/mud room adjacent to interior garage entrance
- ❖ Nice hall closets and a large linen closet to suit also



Garage:

- ❖ Large double garage with additional storage, large workbench and storage cabinets

Area Amenities:

- ❖ *The Lochside trail is less than a minute away*
- ❖ Walking distance to local amenities like Rootcellar Grocer & local farmer's markets, University Heights Mall, and Braefoot Park (approximately 15-25 minutes by foot or 5 minutes by bicycle)
 - Braefoot Community Association: braefoot.ca
 - University Heights Mall: universityheightsmall.com
 - Rootcellar Grocer: therootcellar.foodpages.ca
- ❖ Victoria International Airport & BC Ferries Swartz Bay are only a 20 minute drive away
- ❖ Oakcrest Preschool is a 4 minute drive or 25 minute walk away – oakcrestpreschool.org
- ❖ Apple Box Preschool & Daycare is a 5 minute drive or 25 minute walk away - appleboxdaycare.com
- ❖ Maria Montessori Academy is 4 minute drive or a 25 minute walk away – mariamontessoriacademy.net
- ❖ Braefoot Elementary School is a 4 minute drive or 15 minute walk away – braefoot.sd61.bc.ca
- ❖ Torquay Elementary School is a 4 minute drive or 30 minute walk away – torquay.sd61.bc.ca
- ❖ Campus View Elementary School is a 6 minute drive or 30 minute walk away - campusview.sd61.bc.ca
- ❖ Gordon Head Middle School is a 5 minute drive or 20 minute walk away – gordonhead.sd61.bc.ca
- ❖ Cedar Hill Middle School is a 3 minute drive or 20 minute walk away – cedarhill.sd61.bc.ca
- ❖ Lambrick Park Secondary School is a 4 minute drive or 15 minute walk away – lambrickpark.sd61.bc.ca
- ❖ Mount Douglas Secondary School is a 5 minute drive or 30 minute walk away – moundoug.sd61.bc.ca
- ❖ St. Patrick's Elementary School is a 10 minute drive or 30 minute bus ride away – stpatrickselem.ca
- ❖ St. Michael's University School is an 8 minute drive or 40 minute walk & offers a private shuttle bus – smus.ca
- ❖ Glenlyon Norfolk School is a 15 minute drive & offers a private shuttle bus – mygns.ca
- ❖ University of Victoria is a 5 minute drive, 15 minute cycle, or a 30 minute walk away – uvic.ca
- ❖ Camosun College is a 10 minute drive, 20 minute cycle, or 50 minute walk away – camosun.ca
- ❖ Mount Douglas Park & Walking Trails is a 7 minute walk away – <http://www.saanich.ca/parkrec/parks/mt-doug/about.html>
- ❖ Mount Douglas Golf Course is a 2 minute drive or 20 minute walk away – mtdougolfvictoria.ca
- ❖ Cedar Hill Golf Course is an 8 minute drive away - cedarhillgolfclub.com
- ❖ Uplands Golf Club is a 10 minute drive away – uplandsgolfclub.org
- ❖ Royal Victoria Yacht Club is an 11 minute drive away – rvyc.bc.ca
- ❖ Downtown City Centre is a 15 minute drive away or 30 minutes by bus – downtownvictoria.ca/



More Information:

- ❖ Eleanor Smith (listing agent) can be reached at 250.818.6662 (direct), 250.388.5882 (office), 1.877.388.5882 (toll-free) or eleanor@eleanorsmith.ca (email)
- ❖ Additional information including photos and floor plans are available at www.eleanorsmith.ca

Additional Information:



QR Link to Mobile MLS® Information:



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