

## 1630 York Place Features and Updates

\* Architecturally significant home originally designed by F. M. Rattenbury and built 1907-08 with subsequent additions by Samuel Maclure in 1924 then P. L. James and Hubert Savage in 1930. A true who's who in British Columbia architecture. Home was owned by one family from 1921 until 1989 when the property was subdivided into the eight lot bare land strata of current day.

\* Character mansion with 7082sqft of living space, which includes a three bedroom four bath main residence along with a two bedroom guest wing and a top floor nanny suite. Sprawling 3600sqft main level features a 44'x20' great room, large study with access through to conservatory, 27'x14' dining room (currently used as a family room), butlers pantry, 21'x17' games room, updated kitchen with eating areas and access to the marble and slate rear courtyard and a grand front patio with sunroom that measures 65'x15' with east exposure! All bedrooms are oversize including the 19'x16' primary bedroom with private balcony and opulent five piece ensuite with jettied soaker tub. Much of the character and charm has been retained over the years and you can feel the history throughout.

\* Lot size from strata plan is 2,383.2sqm (25,652sqft or .59 acres). Exclusive gated community of eight homes with the utmost privacy which rarely come to market. Extensive landscaping surrounding the property with rock walls, concrete pathways, mature trees and plants. Elevated rear backyard area with seating to take in the views. Garage parking plus large open surface parking area for five or more vehicles! R-3 zoning within Oak Bay.

\* Some modern updates include extensive seismic updating in 2018 with concrete foundations added to much of the basement level, heat pump for heating and cooling with venting into all primary rooms in the house, modern 800sqft nanny or inlaw suite on the top floor, gas fireplace and kitchen range (propane), 200amp electrical with any discovered knob and tube removed, extensive storage space in the lower level.

\* Strata fee of \$692/month primarily for gardens and grounds maintenance (78% of the monthly fee). Unit entitlement for 1630 York is 5/26 (19%).

\* Located on one of Oak Bay's most coveted streets just off Oak Bay Ave where you can walk to shops, restaurants, parks and the ocean with Oak Bay Marina nearby. A private park-like setting, yet centrally located to take advantage of all Oak Bay has to offer. Highly rated public schools as well as notable private schools all in safe walking distance.

\* Property assessment for 2025 \$3,622,000 (\$2,187,000 land). Property taxes for 2025 \$19,889.04.

\* Flexible completion dates. Proudly offered at \$3,499,000. Own a piece of Oak Bay history!