

3456 Plymouth Road Features and Updates:

A fine example of west coast mid century modern design. The home was brought to life by designer Len Hudock in the studio of John Di Castri with completion in 1966 and has sat proud at this location ever since. The home underwent an extensive renovation with permits in 2016 with work performed by Maximilian Huxley Construction. The 510sqft west facing patio was constructed with permits in 2020. Other permit for chimney in 2009 previous to current owners.

3439sq.ft. of finished living space (1828sq.ft. up and 1611sq.ft down) plus additional unfinished storage inside and out. Primary bedroom with reading nook and secret room through closet on the main level with five piece ensuite. 9x8 office overlooking the sunny backyard. Grand 20x18 sunken living room with 12' vaulted ceilings. Also a 15x12 sunken family room with interior roof feature off the kitchen with folding doors leading to the large patio with south and west exposure. True chefs kitchen with entertaining island, quartz countertops, extensive cabinets, Bosch induction cooktop, wall oven and microwave/convection oven plus Samsung fridge. This home is a dream for entertaining, whether inside or out. Fully redeveloped basement with full height ceilings in most rooms. Convenient laundry/mudroom with exterior access and sink. Spa inspired bathroom with walk in shower and double sinks. Three generous size bedrooms are 14x12, 11x10 and 17x10 plus 16x7 office, media room for family movie nights and plenty of storage space to finish the lower level.

Lot size from tax record is 15,303sq.ft (.35acre) and approximately 185 feet deep! Enormous backyard ideal for kids, pets, gardening. Striking porte-cochère entry with circular driveway and mature landscaping amongst the garry oaks. Multi zone sprinkler system covers front and rear of home including backyard. R4 zoning in the municipality of Oak Bay. Home is located in the Upper Henderson area and close proximity to UVic and Camosun. Shortcut access to the best views in Victoria atop Mt Tolmie behind the reservoir via Cromwell Rd. Golf, recreation, trails and nature a short walk away and easy access to numerous amenities nearby.

Mechanical room with efficient radiant heating system (natural gas) makes for very reasonable overall operating costs. Two gas fireplaces (living room and family room). 200amp electrical upgraded in 2016 with sub-panel and room for expansion. Most windows are newer vinyl. New water line from meter to house.

Fortis Gas 12 month average \$148/month. BC Hydro \$59/month. Oak Bay Water/Sewer \$99/month. 2024 property taxes \$8544 (\$665/m after homeowner grant).

Preferred closing date is flexible for the Sellers.