

# DUPLEX ZONED LOT WITH MORTGAGE HELPER

**2575**  
Cook Street

Oaklands



**TROY PETERSEN**

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# 2575 Cook Street

Oaklands

<b>List Price</b>	\$735,000
<b>MLS® Number</b>	405133
<b>Bedrooms</b>	3
<b>Bathrooms</b>	2
<b>Year Built</b>	1945
<b>Living Space</b>	2,113 finished sq.ft.
<b>Lot</b>	0.14 Acre / 6250 Sq.Ft. (Rect.)
<b>Basement</b>	6`8" Fully Finished Basement
<b>Fuel &amp; Heat</b>	Electric and Baseboard, Heat Pump Heating
<b>Parking</b>	Driveway
<b>Schools</b>	61 Vic High Highschool, 61 Central Middle, 61 George Jay Elementary
<b>Taxes</b>	\$3,172 for 2018
<b>Assessment</b>	\$660,900 for 2019

Solid 1945 built home with self contained MORTGAGE HELPER. Duplex zoned property on the edge of downtown Victoria. Two bedroom main level of nearly 1100sqft with beautiful hardwood floors throughout and kitchen with stainless steel appliances as well as laundry area off the kitchen with access to the large deck and big, sunny backyard with lots of potential (great for kids and dogs, avid gardeners or even a garden suite). House features new roof, 200AMP electrical, heat pump and updated vinyl windows. Downstairs is one bedroom suite with its own laundry and separate access. Additional large room (19x10), currently storage, could be additional bedroom or retained as family room for use by the upstairs. Lots of options for different living arrangements. Parking for three vehicles in front of house. Potential to make use of the desirable R2 duplex zoning and develop further (many neighbours already have). Proudly offered at \$735,000. Come and view today!



**Sutton Group West Coast Realty**

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A handwritten signature in black ink, which appears to be "Troy Peterson".