

Property Features - 1256 St. Denis

Why 1256 St. Denis?

Immaculate Samuel McClure house in South Oak Bay on quiet country lane-type street

Rare half-acre property with southwest-facing backyard

Totally private, beautifully landscaped and fully fenced garden

Mini estate-like feel

Bright and airy sun room leading into the garden

Charming grapevine-covered pergola with antique brick patio

Raised and fenced garden beds with irrigation system

Nanny suite

Space for home office

Excellent South Oak Bay location close to all amenities:

Oak Bay Avenue Village with shopping and restaurants

Windsor Park with community centre, tennis courts, soccer and rugby playing fields, cricket pitch, children's play area

Oak Bay High School, Glenlyon Norfolk junior and senior and St. Michael's junior schools, Monterey Middle, Ecole Willows Elementary, St. Christopher's Montessori

Oak Bay, Monterey and Henderson recreation centres, library

Ocean, beaches and boulevard walkway

Oak Bay Marina, restaurant and dockside eatery

Interior upgrades

All Interior hardwood floors sanded and refinished by Double N Hardwood Floors

Interior repainted (refinished and replastered where necessary) by Double A Painting

Master bathroom updated

Second bathroom updated

Main floor powder room updated

Kitchen appliances upgraded: Viking gas cooktop and extraction fan, Bosch dishwasher,

Fisher Paykel fridge

Nanny suite floor tiled and updated

Wood burning stove installed in sun/family room

Attic carpeted with wool carpet by Island Flooring

New hot water tank

ADT monitored security system installed

Exterior upgrades

Exterior wood restored and house repainted by Double A Painting

Stucco redone on south side

Oil tank removed by Victoria Tank Services

Chimneys replaced above roof level

Pergola and patio constructed by Natural Landscape Solutions

Raised garden beds constructed and irrigation installed

Predator-proof chicken coop erected

Garden deer-proofed with new wooden fences, gates on east and north side of property,
and fence enclosing the raised garden beds in the front

Extensive landscaping and flower, shrub and tree planting (including boulevard)