

FOR SALE

THE
**FOLIO
GROUP**



PRESENTS

1940 Haultain St



CLOVER
RESIDENTIAL



DISCOVER

Saanich East



Saanich East is a major residential area with many parks, golf courses, running and hiking trails, and limitless ways to leisurely spend your Sunday afternoons.



\$969,000

Neighbourhood: SE Camosun

Bedrooms: 3

Bathrooms: 2

Living Area: 1096 sq ft

Year Built: 1951

Lot Size: 6,605 sq. ft

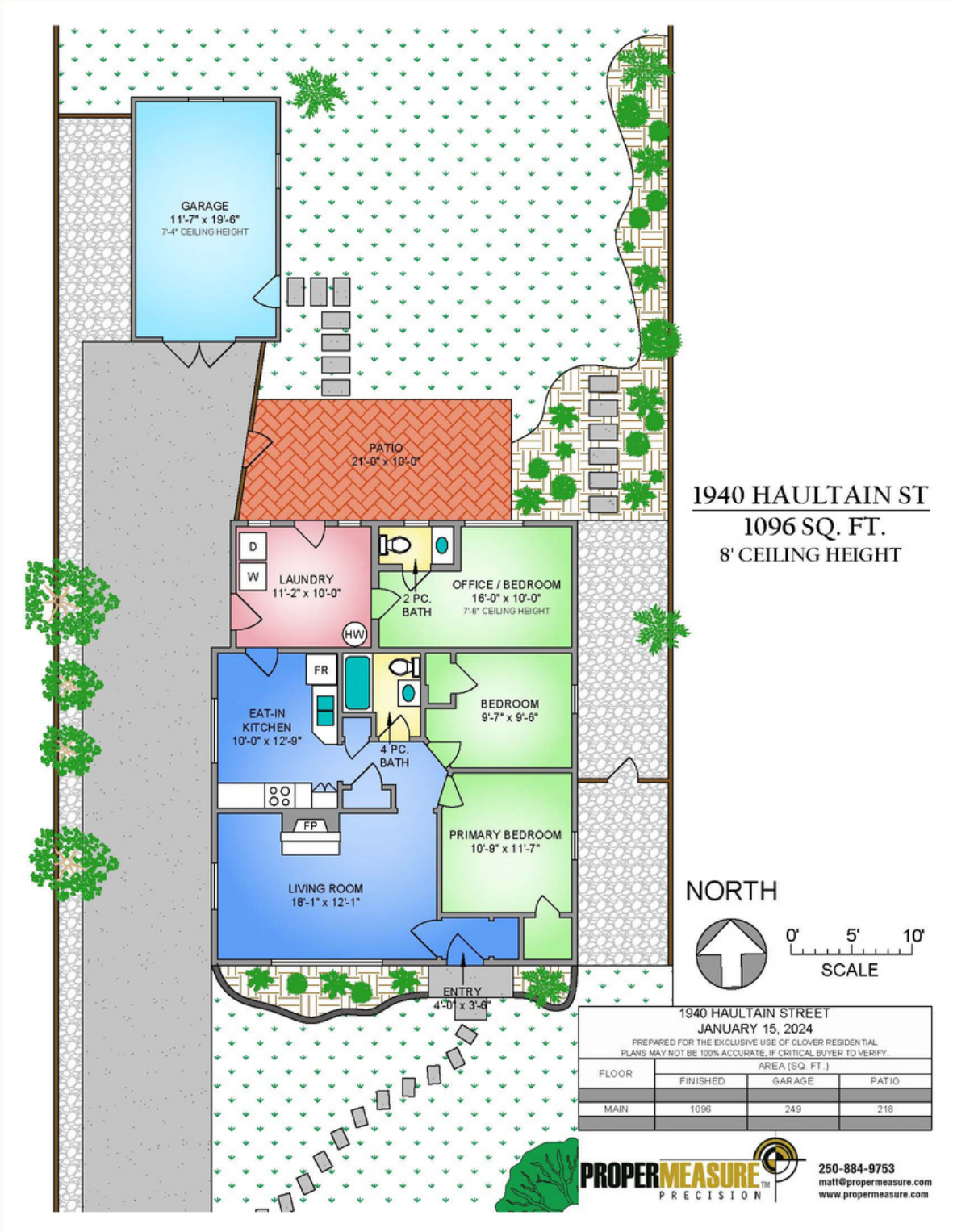
Taxes: \$4,581 (Tax Year: 2023)

MLS: 950658

1940 Haultain St

Discover the perfect blend of charm and functionality in this 2 bed + den, 2 bath rancher style home. The spacious den, with its own ensuite bathroom, doubles as a potential third bedroom. Revel in the serenity of a private & fully fenced backyard, with a patio, fruit trees, raised garden beds, shed, and detached workshop/garage. The bright and spacious living room features a cozy gas fireplace, while original character features like coved ceilings and hardwood floors add timeless charm. Additional storage is at your disposal with a crawl space and an expansive laundry room. A long driveway and an additional covered carport complete the package. Nestled on a quiet residential street just off the Oak Bay border, this residence offers easy walking or biking access to Willows Beach, Estevan Village, and both Downtown Victoria and Oak Bay Avenue with cafes, groceries, and amenities at your fingertips. Close proximity to major transit ensures a seamless commute to UVic and Camosun College.

FLOOR PLANS





GET TO KNOW US



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