

FOR SALE

THE
**FOLIO
GROUP**

1812

PRESENTS

1812 Stanley Ave.





DISCOVER

Fernwood



Original, authentic, and hip, Fernwood is one of Victoria's most vibrant communities. Visit the neighbourhood for wonderful art and theatre, shopping, and dining.



\$1,250,000

Neighbourhood: Fernwood

Bedrooms: 3 + den

Bathrooms: 3

Living Area: 1,861 sq ft

Year Built: 1992

Lot Size: 4,770 sq. ft

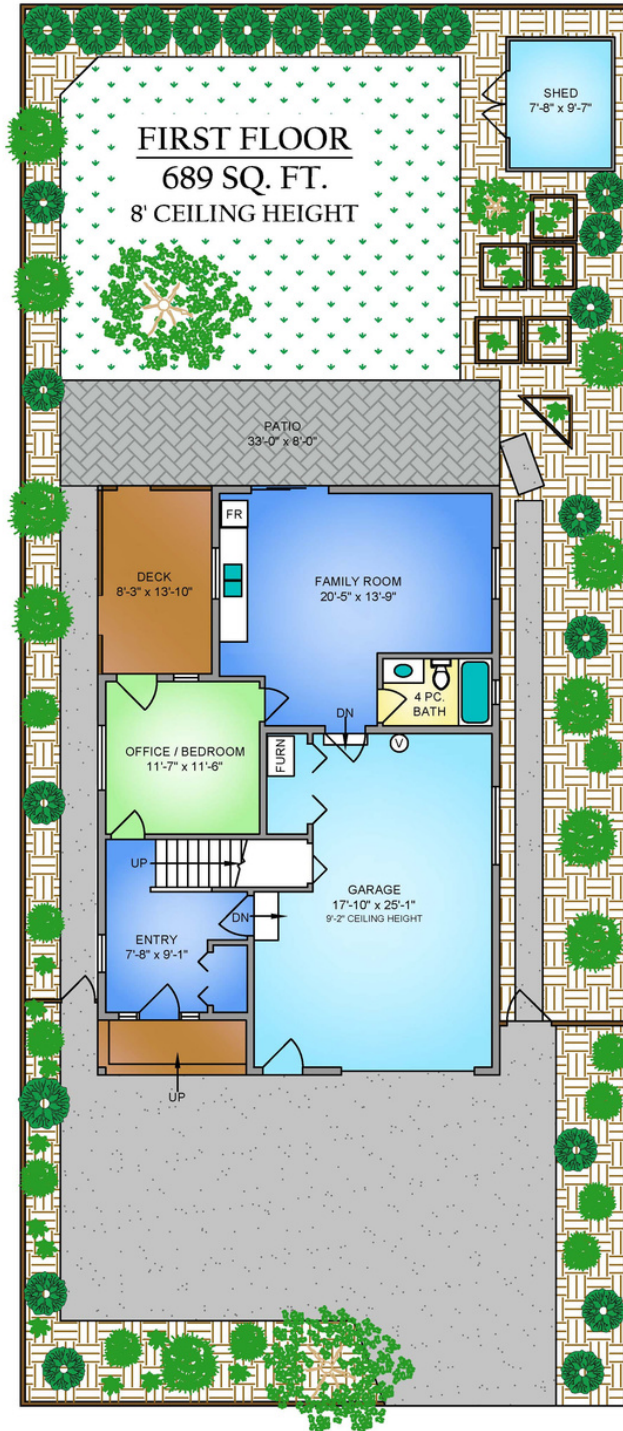
Taxes: \$5,726 (Tax Year: 2023)

MLS: 952183

1812 Stanley Ave

Live in the vibrant neighbourhood of Fernwood on a tree-lined residential street by securing this well maintained home that offers versatility with its extensive space. With 2 beds up, the main living level boasts a spacious, bright kitchen, plus a roomy & open living/dining area with an east facing balcony. The primary bed provides access to your private sunroom that's ideal for morning coffees, plus an expansive walk in closet & ensuite. You'll also find a den + family room on the lower level that offer flexible options for a designated home office space, extra bedrooms, or a potential in-law suite. Just in time to enjoy sunny days in your fully fenced backyard w/its raised garden beds & covered sitting area. Or easily bike/stroll to Fernwood Village, parks, schools, groceries or into Downtown Victoria. Equipped with a large single garage for ample storage + additional driveway parking, + easy access to transit options. All in a superb walkable neighbourhood in the heart of the city.

FLOOR PLANS

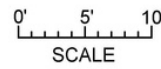


SECOND FLOOR

1172 SQ. FT.
8' CEILING HEIGHT



NORTH



1812 STANLEY AVENUE
FEBRUARY 5, 2024
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)			
	FINISHED	GARAGE	SUNROOM	DECK / PATIO
FIRST	689	479	-	261
SECOND	1172	-	124	37
TOTAL	1861	479	124	298



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