

FOR SALE

THE  
FOLIO  
GROUP

2506

PRESENTS

2506 Roseberry Ave



CLOVER  
RESIDENTIAL



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.



**\$759,000**

**Neighbourhood:** Fernwood

**Bedrooms:** 2

**Bathrooms:** 1

**Living Area:** 939 sq ft (strata plan)

**Year Built:** 1948

**Lot Size:** 3,583 sq. ft

**Taxes:** \$2,715 (Tax Year: 2023)

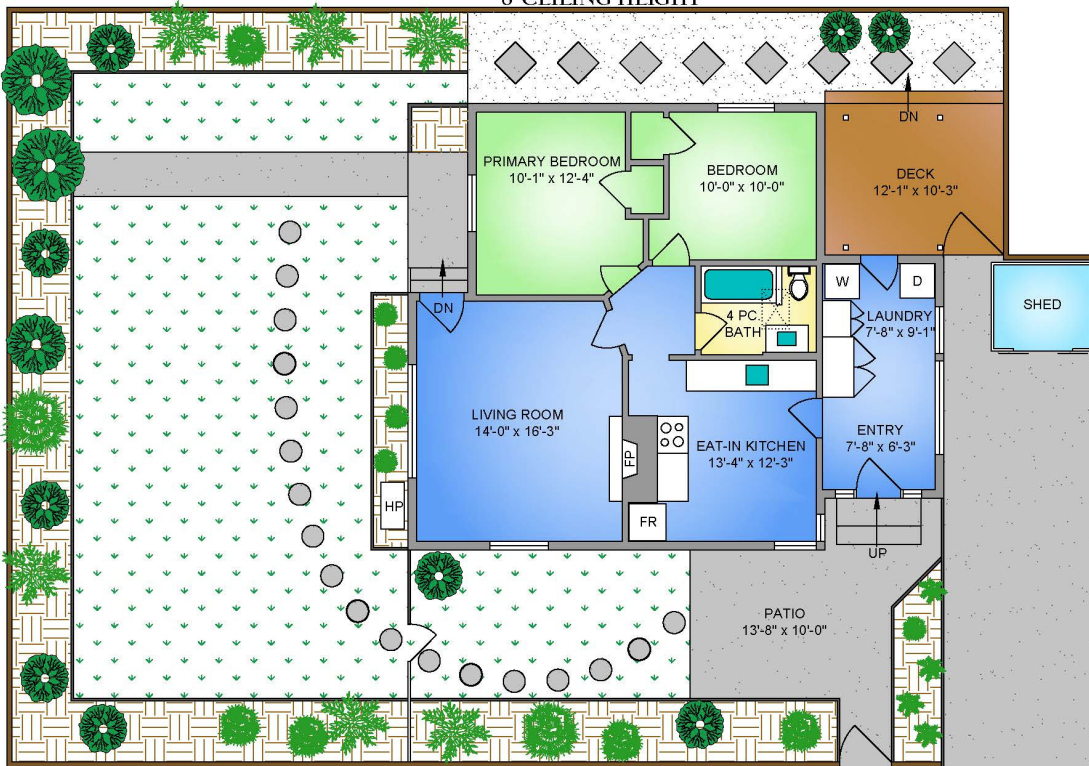
**MLS:** 959317

## 2506 Roseberry Ave

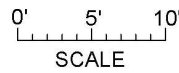
This charming fully detached half duplex, nestled in the heart of hip & eclectic Fernwood, acts like a stand alone rancher with no shared walls. It boasts 2 beds, 1 bath, and an abundance of character throughout. The spacious living area invites comfort, while the funky & tasteful 50s inspired kitchen features checkered floors and stained glass accents. Original wood floors add warmth, a skylight floods the centre of the home with light, while the large laundry/mud room ensures practicality. Stay comfortable year-round with efficient heating & cooling. Step out to your private outdoor oasis, complete with a fully fenced yard and cozy covered deck, perfect for entertaining or enjoying peaceful moments. The long driveway provides ample parking, complemented by a shed and crawl space for all your storage needs. Seize the opportunity to call this unique property home! Note to buyer, this is a detached half duplex strata property. Buyer to satisfy themselves on legal description on title.

# FLOOR PLANS

**MAIN FLOOR**  
**933 SQ. FT.**  
**8' CEILING HEIGHT**



250-884-9753  
 matt@propermeasure.com  
 www.propermeasure.com



NORTH



2506 ROSEBERRY AVENUE  
 JANUARY 30, 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	BALCONY
MAIN	933	260



## GET TO KNOW US

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