

FOR SALE

THE
FOLIO
GROUP

PRESENTS

115 Cambridge St



CLOVER
RESIDENTIAL



DISCOVER

Fairfield



Equally hip and historic, Fairfield is one of Victoria's most desirable neighbourhoods. Park your car and start exploring—you're within walking distance of everything.



\$1,299,000

Neighbourhood: Fairfield

Bedrooms: 2

Bathrooms: 1

Living Area: 1255 Sq.Ft.

Year Built: 1928

Lot Size: 5925 Sq.Ft.

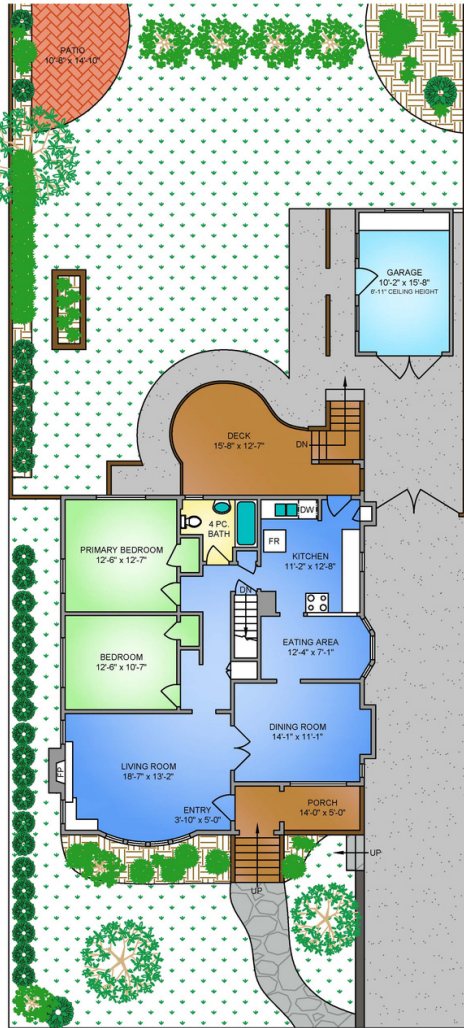
Taxes: \$5,676 (Tax Year: 2023)

MLS: 957512

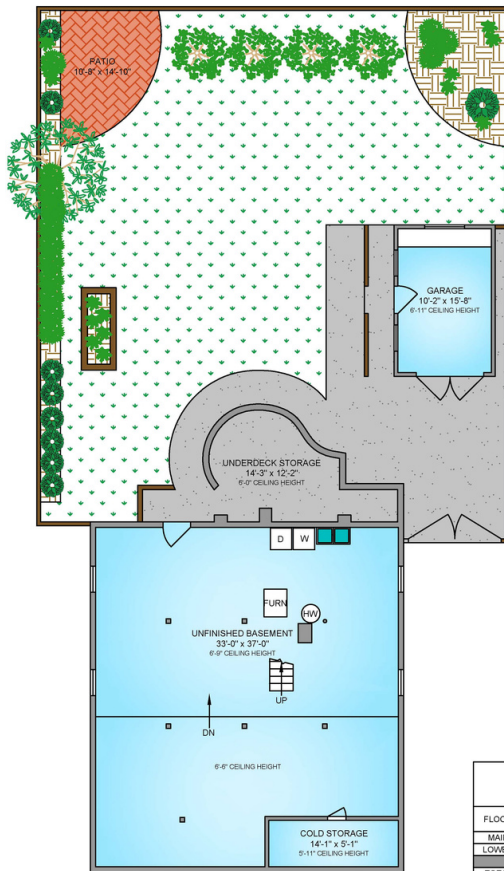
115 Cambridge St

Welcome to 115 Cambridge St, an immaculately maintained 1928 Fairfield character home, where pride of ownership is evident in every detail. Steps from Dallas Waterfront and popular Cook St Village, with cherry blossom trees lining this quiet residential street, retreat inside to discover the perfect couples' home. With gleaming oak and fir original wood flooring throughout, this home features an expansive living room centered around a cozy gas fireplace, French doors leading to a formal dining room, and a flex space off the kitchen perfect for a breakfast nook or home office. 2 generously sized bedrooms and 1 bath complete this main level, with endless opportunities awaiting below in the freshly painted unfinished basement. Outside, you can enjoy peaceful moments in the garden, complete with raised beds and fruit trees of different varieties - French plum, pear, Fuji & mixed apple. Fully fenced, private, and boasting a big sunny deck and detached garage/workshop, your oasis awaits!

FLOOR PLANS



MAIN FLOOR
1255 SQ. FT.
8'-4" CEILING HEIGHT



LOWER FLOOR
1218 SQ. FT.
6'-9" CEILING HEIGHT

NORTH



0' 5' 10'
SCALE

115 CAMBRIDGE STREET
APRIL 8, 2024
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL
PLANS MAY NOT BE 100% ACCURATE. IT IS CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1255	-	-	250
LOWER	-	1218	182	131
TOTAL	1255	1218	182	381

PROPERMEASURE™
PRECISION

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



GET TO KNOW US



Ole Schmidt

MANAGING BROKER, CO-OWNER
Ole@cloverresidential.com



Hannah Hayworth

REALTOR®
Hannah@cloverresidential.com



William Johnson

REALTOR®
William@cloverresidential.com

THE
FOLIO
GROUP



CLOVER
RESIDENTIAL