

FOR SALE

THE  
FOLIO  
GROUP

PRESENTS

1250 Rockland Ave





DISCOVER

# Rockland



A historic neighbourhood with an eclectic mix of housing, beautiful gardens, and stately trees, Rockland has a laid-back elegance.



**\$1,499,000**

**Neighbourhood:** Rockland

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**Bedrooms:** 4

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**Bathrooms:** 2

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**Living Area:** 1921 Sq.Ft.

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**Year Built:** 1941

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**Lot Size:** 7200 Sq.Ft.

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**Taxes:** \$5,802 (Tax Year: 2023)

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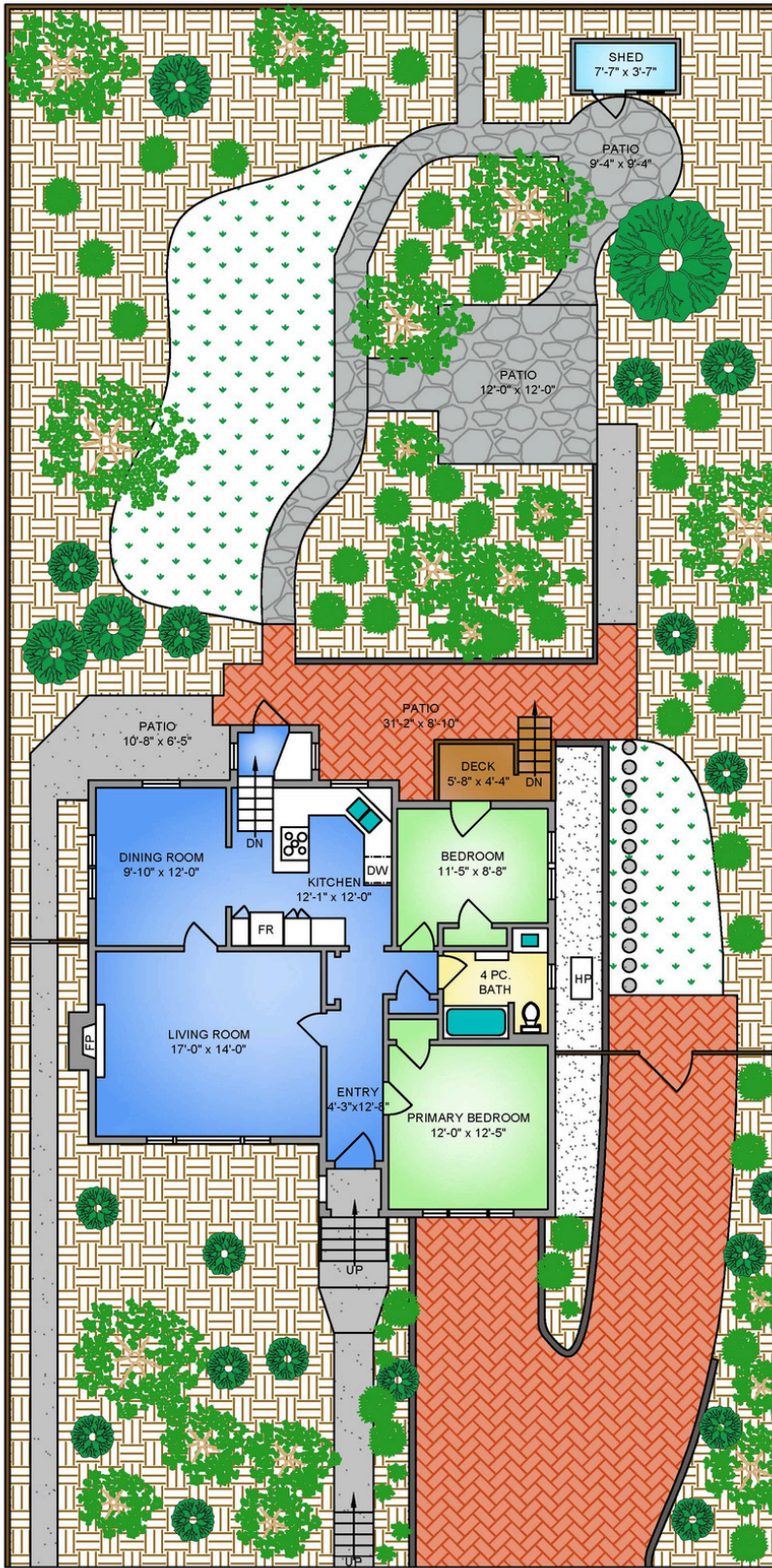
**MLS:** 958140

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## 1250 Rockland Ave

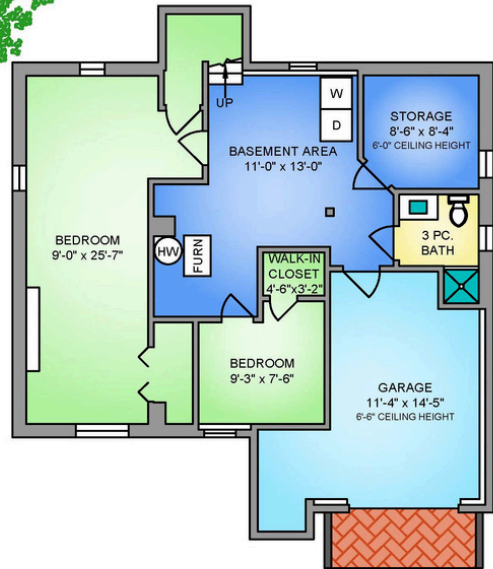
Ideally located in the heart of serene Rockland, home to old growth trees and stunning heritage buildings, this 1944 built home features mature gardens and a long list of cosmetic & functional updates. The 7,200 sq ft lot is beautifully landscaped, private, fully fenced, and has several sitting areas perfect for alfresco entertaining. With irrigation in place, you can readily enjoy summer fruits off your sour cherry, Italian plum, and apple trees. This 4 bed, 2 bath home is well set back from the street, and conveniently includes a single car garage. It blends timeless and modern detail with refinished oak and fir wood floors complete with mahogany inlays, and a recently renovated kitchen and bath. Plus, ample storage inside & out, a new roof & HW tank, recent perimeter drain work, and A/C. Rockland boasts great proximity to Downtown and surrounding urban hubs, and is home to Craigdarroch Castle, Government House, and the Art Gallery of Greater Victoria.

# FLOOR PLANS

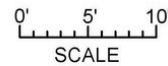


**MAIN FLOOR**  
**1061 SQ. FT.**  
 8' CEILING HEIGHT

**LOWER FLOOR**  
**860 SQ. FT.**  
 6'-4" TO 6'-7" CEILING HEIGHT



**NORTH**



1250 ROCKLAND AVENUE  
 APRIL 23, 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	UNFINISHED	GARAGE	DECK / PATIO
MAIN	1061	-	-	522
LOWER	860	315	245	-
<b>TOTAL</b>	<b>1921</b>	<b>315</b>	<b>245</b>	<b>522</b>



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## GET TO KNOW US

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### TEXT/CALL

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