

FOR SALE

THE
FOLIO
GROUP

PRESENTS

3512 Aloha Ave



CLOVER
RESIDENTIAL



DISCOVER

Colwood



Surrounded by natural beauty, Colwood offers residents a unique style of living with no shortage of recreational activities, including golfing, swimming, trails and wind-surfing.



\$1,625,000

Listed by:

Ole Schmidt & Hannah Hayworth

Neighbourhood: Colwood

Bedrooms: 3

Bathrooms: 4

Living Area: 3,219 Sq.Ft.

Lot Size: 12,632 Sq.Ft. (Tax Detail)

Year Built: 1980

Taxes: \$5.996 (Tax Year: 2023)

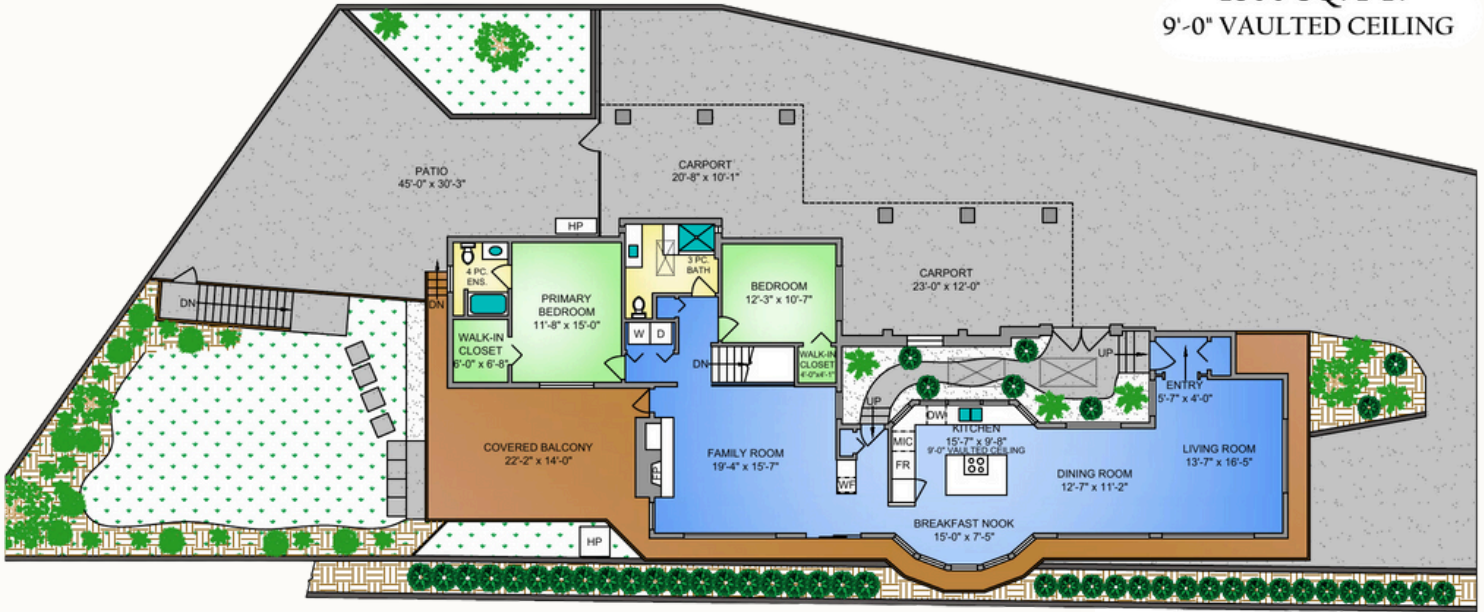
MLS: 973200

3512 Aloha Ave

BREATHTAKING OCEAN VIEWS from all principal rooms in this serene, seaside retreat nestled on a quiet cul-de-sac. Marvel at the stunning vistas of passing ships, the Esquimalt Lagoon, Saxe Point, and glimpses of Hatley Castle. The open-concept main level offers bright, expansive windows and seamlessly connects outside to a long wrap-around deck. The rare atrium entrance, adorned with lush greenery, sets the stage for stylish entertaining in the modern kitchen, living, and family rooms. The upper level boasts 2 beds & 2 beautifully updated baths. With ample parking, space for recreational vehicles & separate additional accommodation, this turnkey home offers unmatched flexibility. The lower level can be enjoyed as is, with a family room & office, or easily convert to another bed + den. Pride of ownership shines through meticulous maintenance & extensive updates. Embrace West Coast living at its finest in this unique Colwood home, offering a peaceful retreat with quick access to amenities.

FLOOR PLANS

MAIN FLOOR 1800 SQ. FT. 9'-0" VAULTED CEILING

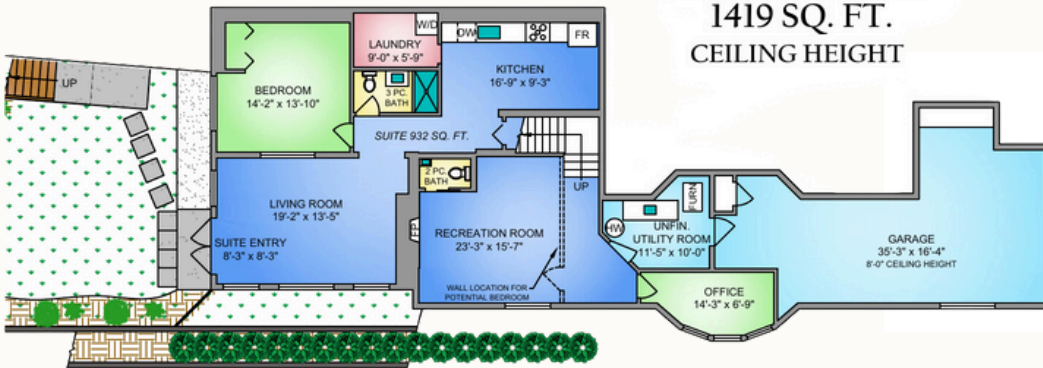


LOWER FLOOR 1419 SQ. FT. CEILING HEIGHT

NORTH



0' 5' 10'
SCALE



3512 ALOHA AVENUE
AUGUST 16, 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	CARPORT	DECK / PATIO
MAIN	1800	-	-	208	1364
LOWER	1419	102	560	-	-
TOTAL	3219	102	560	208	1364

PROPERMEASURE
 D R E C
 250-884-9753
 matt®



GET TO KNOW US



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OWNER UPGRADES:

2021

- NEW LOWER ONE-BEDROOM SUITE (BATH, KITCHEN, LAUNDRY)
- SOUNDPROOFING INSTALLED
- ADDED 2-PIECE BATHROOM

2022

- GAS LINE, FIREPLACE, BBQ OUTLET
- NEW ROOF, SKYLIGHTS, AND WINDOWS
- RETAINING WALL REPAIR, PARKING PAD
- EXTERIOR PAINT, LANDSCAPING
- NEW GARAGE DOOR OPENER

2023

- MAIN BATHROOM RENOVATION (IN-FLOOR HEATING, SKYLIGHT)
- EXTERIOR WINDOW TRIM ADDED
- PRIMARY ENSUITE REFRESH

2024

- WALK-IN CLOSET ORGANIZER INSTALLED
- BEDROOMS REPAINTED WITH NEW TRIM
- NEW SLIDING DOOR INSTALLED
- NEW FRENCH DOORS FOR SUITE
- SUITE SIDING UPDATED TO HARDY PLANK
- DECK REPAIR

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