

FOR SALE



CLOVER  
RESIDENTIAL

THE  
FOLIO  
GROUP

PRESENTS

1330 Haultain St



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.



**\$1,449,000**

**Listed by:**

Ole Schmidt, Hannah Hayworth & William Johnson

**Neighbourhood:** Fernwood

**Bedrooms:** 5

**Bathrooms:** 3

**Living Area:** 2363 Sq.Ft.

**Year Built:** 1913

**Taxes:** \$5,476 (Tax Year: 2024)

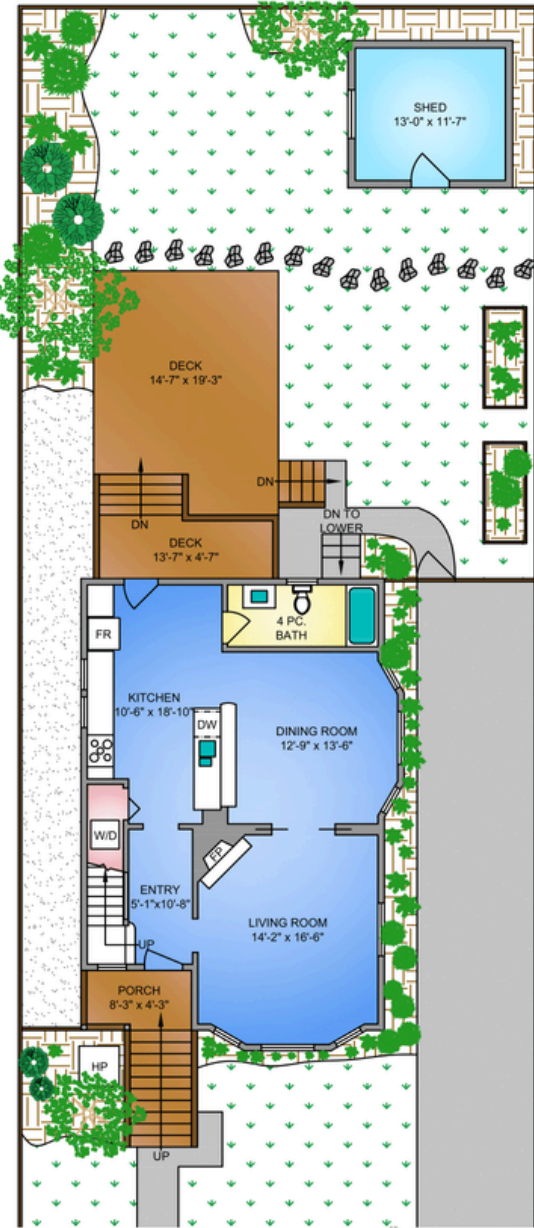
**Lot Size:** 4,000 Sq. Ft. (Tax Detail)

**MLS:** 994695

## 1330 Haultain St

Prepare to fall in LOVE with this beautifully presented 1913 character home, offering stellar curb appeal, modern updates & timeless charm, PLUS a rare 2 bedroom legal suite. Perfectly situated on the Fernwood/Oaklands border, known to appeal to young families with its vibrant culture, welcome home to 1330 Haultain St. Spanning 3 levels with soaring 10' ceilings, features include refinished fir floors, large bay windows for natural light, a gas fireplace, and an efficient heat pump. The entertainer's kitchen and refreshed bathrooms shine, while 3 bedrooms upstairs include a spacious primary w/ample closet space. Spend your summer days in the fully fenced, landscaped yard with a large deck and patio—perfect for BBQs. Plus, a roomy shed with loft offers flex space/storage. The 2 bed suite has its own entrance—great for extended family or rental income. Walk or bike to Fernwood Village, Downtown, or Oak Bay Village—shops, cafés, transit, and amenities all at your doorstep.

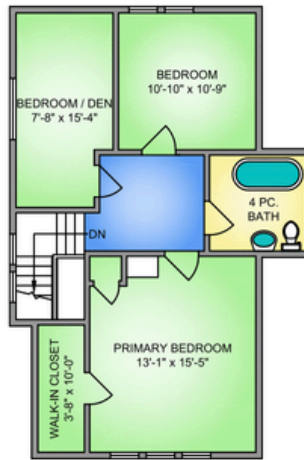
# FLOOR PLANS



**MAIN FLOOR**  
**841 SQ. FT.**  
 9'-8" CEILING HEIGHT



**UPPER FLOOR**  
**725 SQ. FT.**  
 5'-6" to 8'-6" VAULTED CEILING



**LOWER FLOOR**  
**797 SQ. FT.**  
 6'-8" CEILING HEIGHT



NORTH



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

1330 HAULTAIN STREET APRIL 22, 2025			
PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	UNFINISHED	DECK / PORCH
MAIN	841	-	359
UPPER	725	-	-
LOWER	797	54	-
TOTAL	2363	54	359



## GET TO KNOW US



Ole Schmidt  
MANAGING BROKER,  
CO-OWNER

William Johnson  
REALTOR®

Hannah Hayworth  
REALTOR®

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