

FOR SALE



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THE
FOLIO
GROUP

PRESENTS

257 Michigan St



DISCOVER

James Bay



Tucked behind the Legislature Buildings and the Inner Harbour, James Bay is one of Victoria's oldest neighbourhoods, with many original turn-of-the-century Victorian homes.



\$1,699,000

Listed by:

Ole Schmidt & William Johnson

Neighbourhood: James Bay

Bedrooms: 4

Bathrooms: 4

Living Area: 2,652 Sq.Ft.

Year Built: 2006

Taxes: \$7,864 (Tax Year: 2024)

Lot Size: 3,670 Sq. Ft. (Tax Detail)

MLS: 1002245

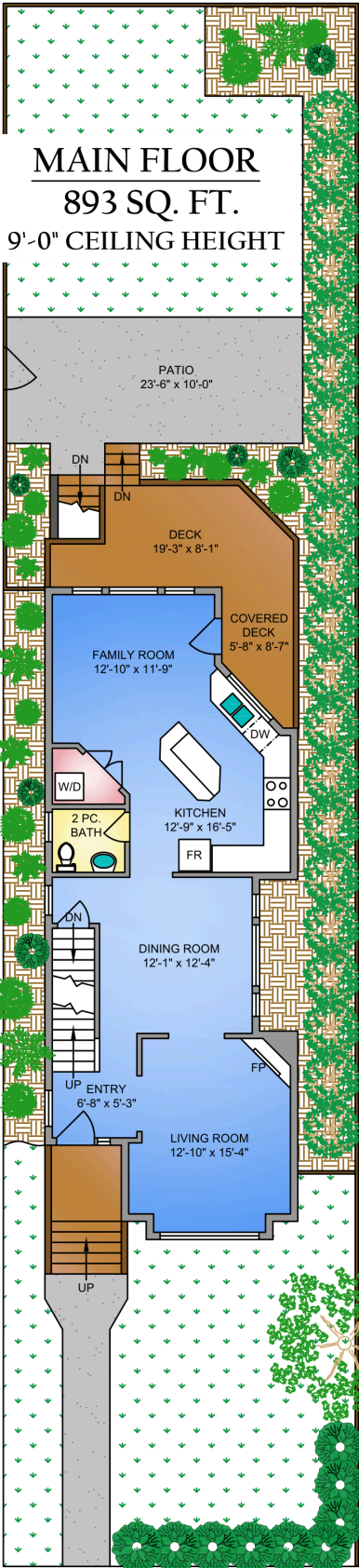
257 Michigan St

A rare find in James Bay! This bright and inviting 4-bed, 4-bath home blends modern comfort with heritage charm in one of Victoria's most walkable neighbourhoods. Offering 2,652 sq ft across three levels on a low-maintenance lot, the main home opens to a sunny, south-facing yard and covered deck—ideal for year-round outdoor living. Upstairs features three bedrooms, including a spacious primary with ensuite and walk-in closet. Downstairs is fully self-contained extra accommodation with 1 bed and private entrance, offering flexible options. For growing or extended families, easily revert home to a single-family layout. Located on the quiet, family-friendly end of Michigan Street, just a 10-minute stroll to the picturesque Inner Harbour, Downtown, Beacon Hill Park, Fisherman's Wharf, or Dallas Road waterfront. Built less than 20 years ago, this well-maintained home is move-in ready and perfectly positioned to enjoy the best of Victoria living.

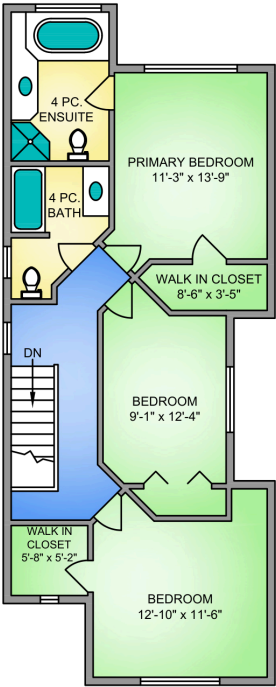
FLOOR PLANS



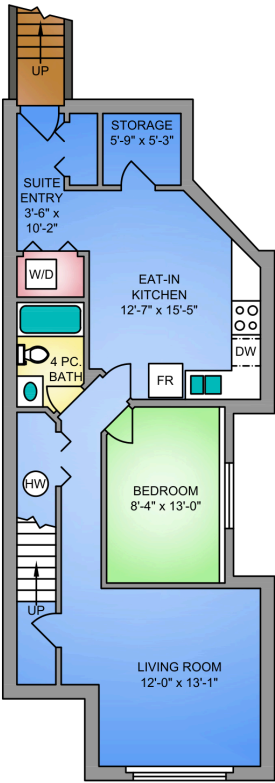
250-884-9753
matt@propermeasure.com
www.propermeasure.com



UPPER FLOOR
881 SQ. FT.
8'-0" CEILING HEIGHT



LOWER FLOOR
878 SQ. FT.
8'-0" CEILING HEIGHT



NORTH



0' 5' 10'
SCALE



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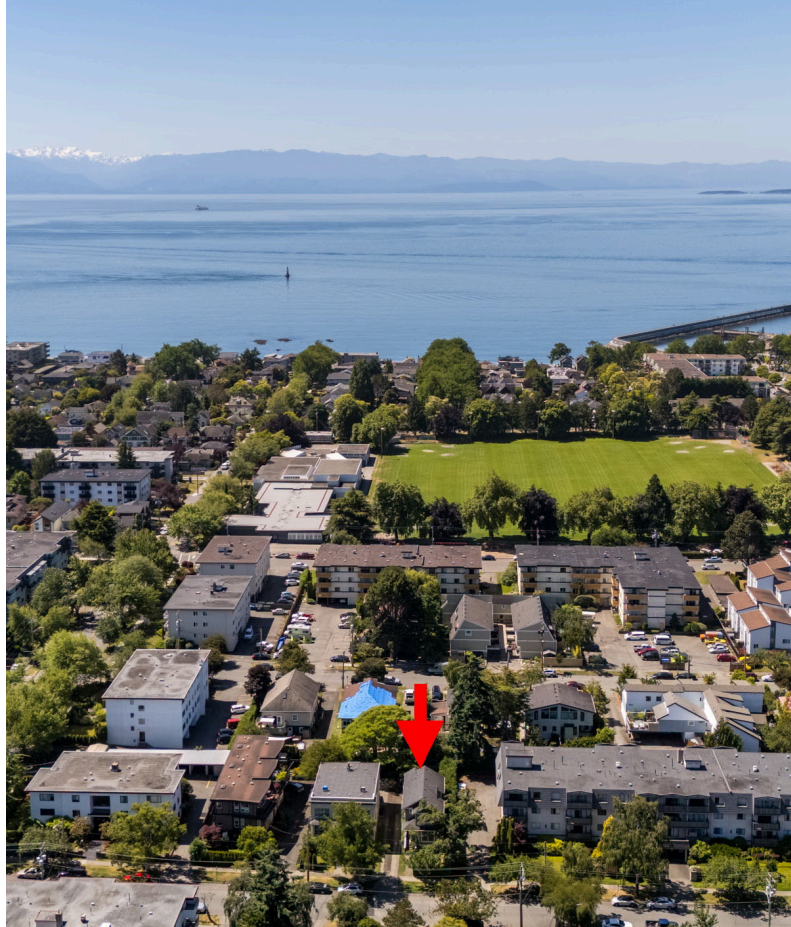
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257 MICHIGAN STREET
JUNE 06, 2025

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	DECK / PATIO
LOWER	878	-
MAIN	893	375
UPPER	881	-
TOTAL	2652	375

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GET TO KNOW US



Ole Schmidt
MANAGING BROKER,
CO-OWNER

William Johnson
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Hannah Hayworth
REALTOR®

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