

FOR SALE

---



CLOVER  
RESIDENTIAL

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.



**\$1,385,000**

**Listed by:**

Ole Schmidt & William Johnson

---

**Neighbourhood:** James Bay

---

**Bedrooms:** 4

---

**Bathrooms:** 4

---

**Living Area:** 2,652 Sq.Ft.

---

**Year Built:** 2006

---

**Taxes:** \$8,703 (Tax Year: 2025)

---

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

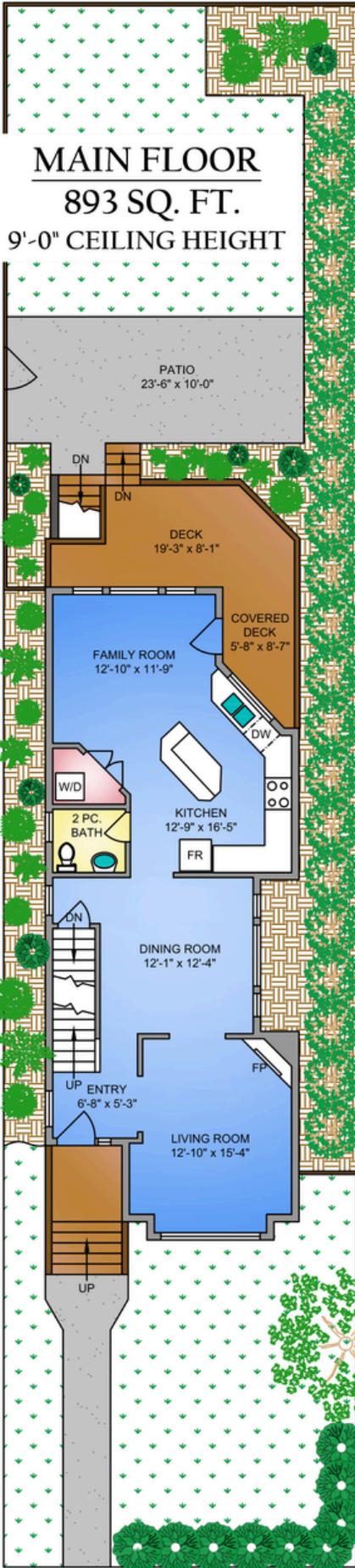
---

**MLS:** 1026883

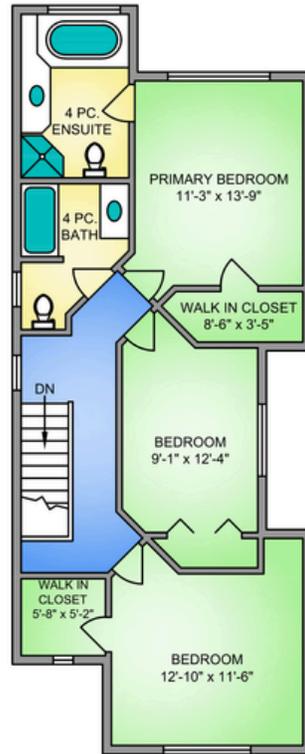
## 257 Michigan St

Perfectly suited for young families and downtown professionals, this 2007-built James Bay home offers 2,652 sq ft of flexible living across three levels, a short stroll to the picturesque Inner Harbour. Upstairs features 3 bedrooms, including a spacious primary with walk-in closet and ensuite with soaker tub, keeping kids close while providing comfort for parents. The bright main level opens to a sunny south-facing (and low maintenance) yard and large deck, ideal for entertaining or relaxed evenings outdoors. Downstairs, a full-height 1-bedroom suite with private entry is perfect for teens, extended family, or guests, and can be reintegrated into the main home if desired. Located on the quiet end of Michigan Street, just steps from the Dallas Rd waterfront, Fisherman's Wharf, parks, and Downtown, this home offers walkable and bikeable, family-friendly living in one of Victoria's most historic and vibrant neighbourhoods.

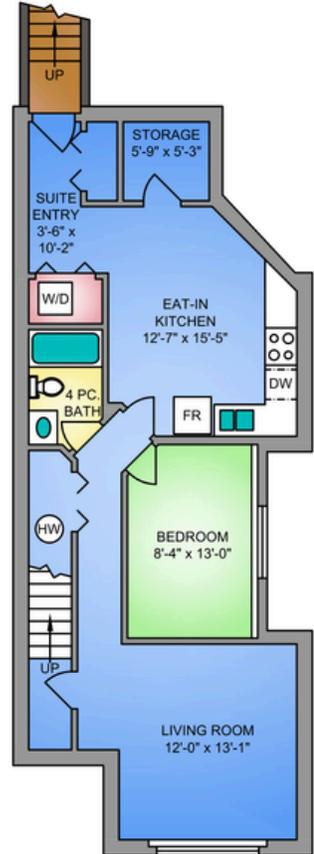
# FLOOR PLANS



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



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



NORTH

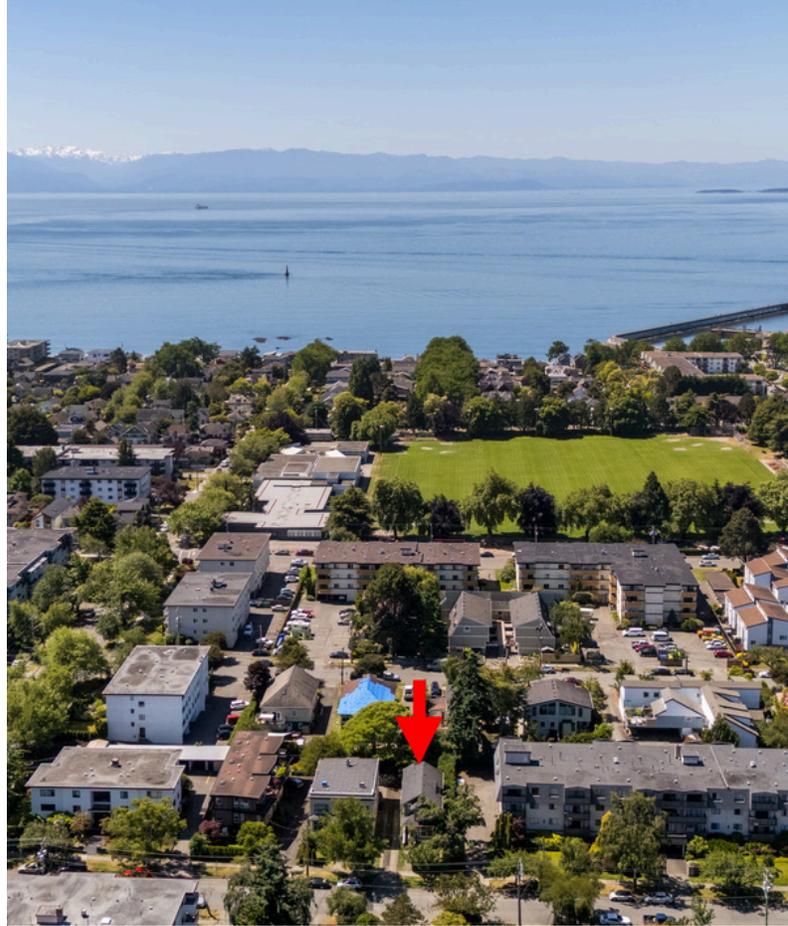


**CLOVER**  
RESIDENTIAL

**THE FOLIO GROUP**

FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
LOWER	878	-
MAIN	893	375
UPPER	881	-
<b>TOTAL</b>	<b>2652</b>	<b>375</b>

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.



## GET TO KNOW US



**Ole Schmidt**  
MANAGING BROKER,  
CO-OWNER

**William Johnson**  
REALTOR®,  
SALES TEAM

**Hannah Hayworth**  
REALTOR®,  
SALES TEAM

**Michelle Matheson**  
REALTOR®,  
SALES TEAM

### EMAIL

[Sales@CloverResidential.com](mailto:Sales@CloverResidential.com)

### TEXT/CALL

250-256-8371

[CLOVERRESIDENTIAL.COM](http://CLOVERRESIDENTIAL.COM)

Clover Residential Ltd. | 394 Moss Street, Victoria, BC, V8V 4N1

THE  
**FOLIO GROUP**



**CLOVER**  
RESIDENTIAL