

FOR SALE

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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.



**\$1,335,000**

**Listed by:**

Ole Schmidt & William Johnson

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**Neighbourhood:** James Bay

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**Bedrooms:** 4

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**Bathrooms:** 4

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

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**Year Built:** 2006

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

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

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**MLS:** 1033149

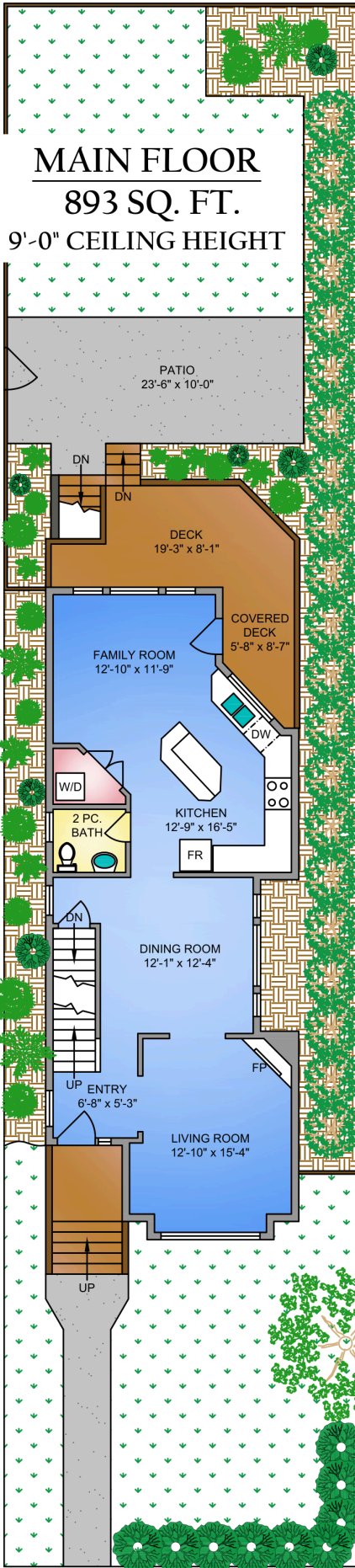
## 257 Michigan St

Rooted in one of Victoria's most celebrated streets, this 2006 built home in James Bay offers the kind of location that rarely comes available at this price. Steps to Dallas Road, Beacon Hill Park, the Inner Harbour, and the best of the city on foot - this is a home for buyers who choose neighbourhood over a garage. The three-storey layout delivers generous, well-proportioned living on the upper floors with flexible additional accommodation below. Three bedrooms up with a primary bedroom that is bathed in light and comes with a spa-like ensuite. A private south facing yard, mature landscaping, and a turnkey presentation round out the package. Street parking on Michigan is readily available. For the discerning buyer who values James Bay 'new' character style, a flexible plan with suite, and a walkable/bikeable lifestyle, this is a compelling opportunity.

# FLOOR PLANS



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



## MAIN FLOOR

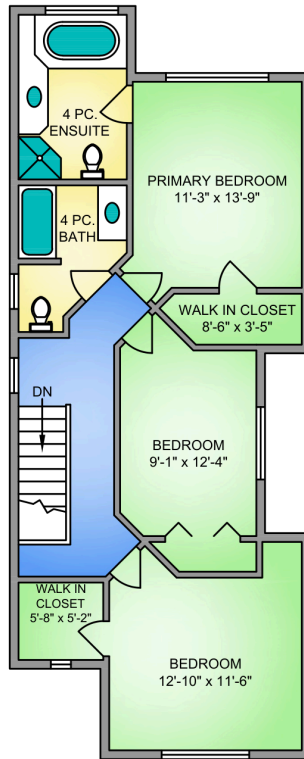
893 SQ. FT.

9'-0" CEILING HEIGHT

## UPPER FLOOR

881 SQ. FT.

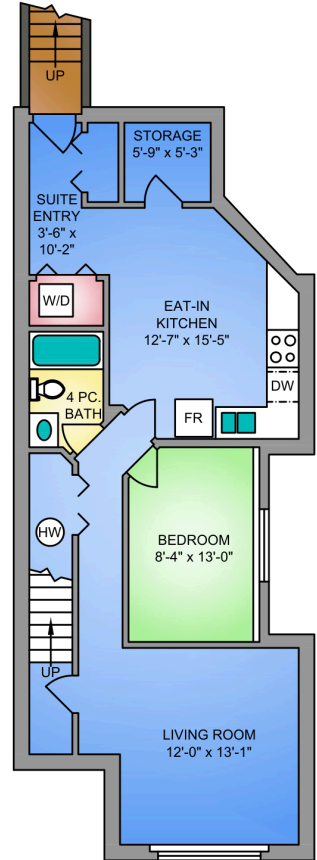
8'-0" CEILING HEIGHT



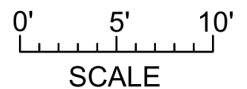
## LOWER FLOOR

878 SQ. FT.

8'-0" CEILING HEIGHT



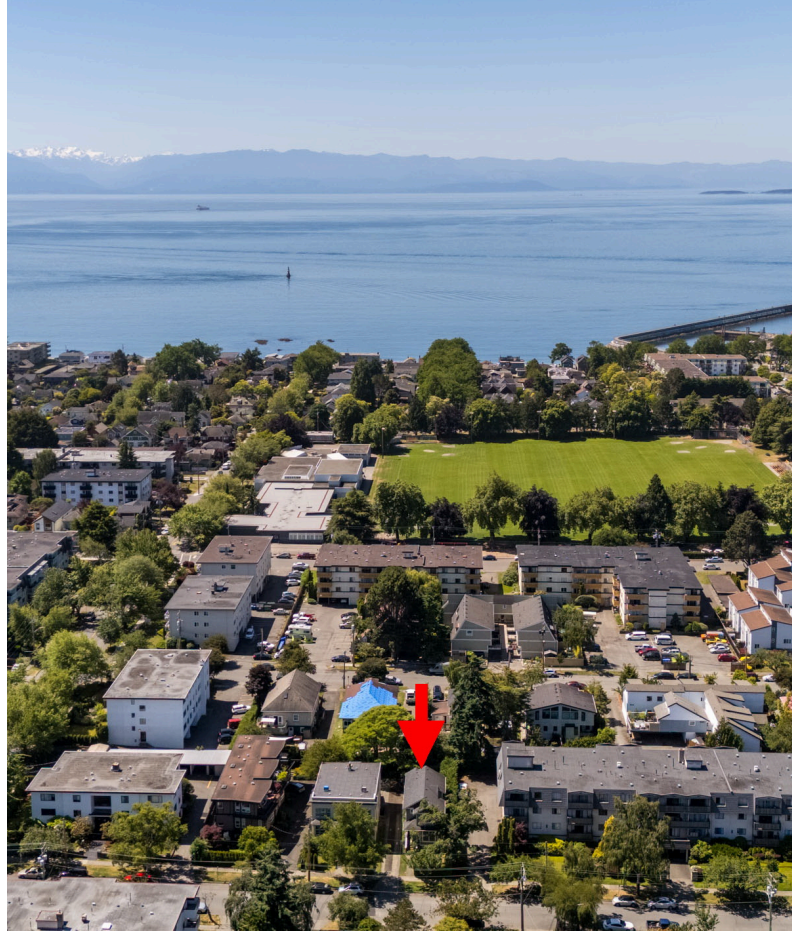
NORTH



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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



## GET TO KNOW US



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

**William Johnson**  
REALTOR®,  
SALES TEAM

**Hannah Hayworth**  
REALTOR®,  
SALES TEAM

**Michelle Matheson**  
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