



404 KINVER ST
Esquimalt, British Columbia

LUXURY
PORTFOLIO
INTERNATIONAL®

KIMBERLY LEGEARD
UniqueHomesVictoria.com

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House Features:

- 5 Bedrooms/4 Bathrooms/2851 SqFt
- Custom Designed by Christopher Developments
- Elegant Curved staircase
- Built 2001 (est.) - Bare Land Strata
- Gas Fireplace in a Bright Open Concept Living Room
- Steps to the Seaside including Macaulay Park & Saxe Pt
- Lower Level features separate entrance, option for 2nd laundry and/or in-law accommodation
- Potential for detached garage/workshop/studio conversion



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Breathe the Ocean Breeze

Elegant Georgian Colonial style home custom designed by Christopher Developments. Artfully finished & themed to capture the alluring seaside charm of our renowned West Coast. Step inside to a dramatic staircase that highlights 2851 sqft of intelligently designed living space. Featuring 5 bedrooms, 4 baths & potential for in-law/private guest accommodation. Gleaming wood floors, graceful dining, bright kitchen & large eating area with french doors opening to an enticing sun-filled West facing patio. Comfortable living area, cozy natural gas fireplace & impressive natural light. Large family room, option for 2nd laundry, convenient storage & separate entry add to a flexible design. Detached workshop/studio/garage augment this charming property. Fenced backyard & attractive easy care landscaping. Beautifully finished, exquisitely maintained with an excellent location & only minutes to schools, shopping, parks, recreation & the heart of Victoria. Situated in a quiet neighborhood just steps to Kinver beach access, Saxe Point & Macaulay Park.

