



## 1015 Empress Ave Victoria BC

\$1,299,000

This 1910 legal up-and-down duplex offers a two-bedroom unit on the main floor, a two-bedroom unit on the upper floor, plus an additional two-bedroom suite on the lower floor. There are grain fir floors throughout the main and upper units, with thin-strip oak floors in the entrance foyer. Many of the windows on the main floor are stained glass. There is a gas service to the stoves on the main and upper units. All wiring has been updated with two 200-amp services feeding 3 panels, including an underground feed to the detached garage. There are three separate hot water tanks. The perimeter drains were recently done, and the roof was replaced 10 years ago. There is the original, beautiful double-drop wood siding beneath the asphalt shingle siding. It would be a good project to restore the exterior to its former era. A short walk to Crystal Pool and Athletic Park. Central to transit, schools and shopping. Floor measurements are approximate; please verify if important.

Listing Presented By:



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