



MLS# 1027401

1215 Richardson St Victoria BC

\$2,999,995

Grand Dame of Fairfield. Elegantly dressed & impeccably appointed, this Victorian home has been extensively restored. An exhaustive list of updates include lifting the home onto new foundations. Beyond the hedge & front gate, a large porch is an inviting entry. The front parlour opens onto a formal living room with stained glass windows & natural gas fireplace. The gourmet kitchen with Fisher & Paykel appliances is adorned with maple & fir cabinetry, copper apron sink, soapstone countertops, mosaic tile & adjoining butler's pantry with antique cabinetry. Step out to a huge deck overlooking the south-facing backyard. Upstairs, a huge primary retreat has a vaulted ceiling, ensuite bath & ample closets, plus 2 more bedrooms & bathroom. Lower level with 8'10" ceilings has a legal 2-bed suite plus flex room & hobby area. Restored to its original design, the exterior was re-clad with durable 'Hardie' shingles & fir trim in the original paint palette. An ideal, quiet location with walk score of 90.

Listing Presented By:



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