



## 1414 Vining St Victoria BC

\$1,549,000

Charming, sunny, character property with 4 suites in a coveted Fernwood location! 1912 character home has been lovingly cared for & has 6 bdrms, 4 bthrms & 2879 sq ft. Potential of combining main & upper floors into 1 home. 2 lower level suites could be combined or used as home offices/studios. Lovely character on the 3 bdrm main floor with h/w floors, trim & bay windows. Chef's kitchen has stainless steel appliances, leading to a gorgeous back deck & yard where entertaining is a breeze & kids & dogs can run free in fenced yard. Upstairs 1 bdrm is bright & very charming. 1st lower level suite was designed for family & is 1 bdrm + office. 2nd suite is 1 bdrm. Sunny, oversized 6,750 sq ft lot has a large & wide driveway. The yard has beautiful gardens, patios & sitting areas. Vining St is the prettiest in Fernwood. Find your community in this fantastic neighbourhood. Enjoy a walkable lifestyle with the Belfry Theatre, pubs, grocery stores, cafes, Oak Bay Ave, schools & Downtown so close.

Listing Presented By:



Originally Listed by:  
Newport Realty Ltd.

[melina@melinaboucher.ca](mailto:melina@melinaboucher.ca)



**Royal**

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)