



## 2733 Dufferin Ave Oak Bay BC

\$1,799,900

OH SUN 12-130\*Welcome to 2733 Dufferin, a character gem that mixes old world elegance with modern conveniences. This home rests on a 9000 ft<sup>2</sup> west facing lot (with laneway access) just steps from Willow's Beach, the many shops of Estevan Village, excellent schools and more. On the main, oversized grid windows allow light to flood the living room with wood burning FP, formal dining room, and spacious kitchen w/gas cooking. Beautiful hardwood throughout! Additional spaces include family room, 3-piece bathroom, eating area and multiple accesses to the deck & sun drenched back yard. Upstairs, 4 bedrooms and an updated 4-piece bathroom provide a good family layout, with ample space to create a large primary retreat. Downstairs, a partially finished basement lends itself to a variety of options, with 3-piece bathroom and flex room already in place. Other bonuses include detached garage, brand new furnace, perimeter drains & more. Don't miss your chance to own this charming home by the ocean.

Listing Presented By:



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