



## 2737 Higgins St Victoria BC

\$1,000,000

Character duplex that feels like a single family hm. Converted and fully renovated in 1994, this 4 bdrm, 2 bath home has room for the entire family. The sunny west facing porch welcomes you into the bright and spacious living area with overheight ceilings, wood floors, & kitchen with custom birch cabinets, pantry & cork flooring. Primary suite with 4 pc ensuite & dual closets. 3 pc bath with shower on the main floor. Upstairs you'll find a bdrm, yoga room and a cozy reading nook. On lower level there are 2 bdrms, laundry area and rec rm, a perfect place for the teens. The sun filled front garden is magical, with mature trees, shrubs and perennials. Enjoy the afternoon sun off the deck overlooking the garden area. Well maintained, with metal roof, vinyl windows, updated siding & storage under the deck. Tandem side parking for up to 3 cars. Fantastic neighbourhood just steps to the park and public transit. Central location, with shopping & restaurants close by, or a quick drive downtown.

Listing Presented By:



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