



## 311 Simcoe St Victoria BC

\$1,649,900

OPEN HOUSE Sat Sept 21st 1-2pm! Ideally located in charming & historic James Bay, this modern and efficient home offers light filled, open-concept living space. Gourmet kitchen w/ SS appliances, custom cabinetry & solid quartz island. Living room offers custom built ins, engineered wood floors & Hunter Douglas blinds throughout. Newly installed solar panel system greatly offsets electricity costs. Heat pump for efficient heating & cooling. Net Energuide rating of ZERO GJ/year! Top floor features 11ft vaulted ceilings throughout & all 4 bedrooms incl. primary suite with 2 walk-in closets & luxurious 5 piece ensuite. Relax & unwind in the low maintenance fully-fenced south facing backyard with high-quality artificial grass, large patio area with retractable awning and deck with hot tub & garden storage shed. Just steps from Victoria's most iconic attractions, including Dallas Rd, Beacon Hill Park, Fisherman's Wharf & all the entertainment options of downtown Victoria!

Listing Presented By:



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