



## 993 Tolmie Ave Victoria BC

\$1,549,888

A must-see opportunity w/ this fully transformed urban oasis!! Front-Back Duplex style w/ a Legal 2 bed suite w/refinished floors, new kitchen in the front. Down the walkway a water feature w/ a vine covered pergola leads into the main house. With attention to detail you'll appreciate the new kitchen w/ oversized waterfall granite island, heated floors, hallway cabinets for extra storage. Take the sensor operated lights running upstairs to the primary suite w/ WIC, air conditioner, & luxurious spa-like ensuite w/steam shower & Bluetooth. A family room has been added downstairs perfect for extra flex space. Step out back & find multi-color stamped concrete patio/walkways w/ new drainage. Enjoy the sunny & private outdoor Kitchen, 6' Fireplace, Hot Tub, custom lighting, level & fenced grassy backyard. Tucked into the back of the property, you find the accessory dwelling unit which was built in 2022. In the heart of the city, this location gets you everywhere you need to be in 10-20mins!

Listing Presented By:



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