

Feature Sheet – 767 Byng Street, Victoria, BC

- 2019 build by Amity Construction, designed by Samantha Weeks
- Light-filled open-concept living with ceilings vaulting to 14' with exposed beams
- Natural gas fireplace in the great room
- Oversized Pella windows with Hunter Douglas automated window coverings
- Primary suite on the main floor with spa-like ensuite bathroom with free-standing soaker tub and large steam shower
- Second primary suite with 4-piece ensuite on the upper level
- Chef's kitchen with massive island, quartz countertops, and high-end appliances (Fisher & Paykel fridge and stove, Miele dishwasher, Marvel Professional wine fridge)
- Indoor-outdoor living with French doors leading to the outdoor kitchen and to the back patio
- Wide plank hickory floors throughout
- Hydronic, in-floor radiant heat
- Efficient hot water on demand
- HRV System
- Convenient laundry on both levels
- Pantry in walk-down storage
- Attached single-car garage with a 50-amp, 200-volt outlet for electric vehicle charging
- Easy-care, newly landscaped lot (\$80,000) and fully fenced backyard with automated lighting
- Enjoy the remainder of the 2-5-10 Home Warranty
- Set in the sought-after neighbourhood of South Oak Bay, just a short walk to the Oak Bay Marina, Victoria Golf Club and the Oak Bay Beach Hotel

Information believed to be correct, if important, Buyer must verify.