

# 404 Arnold Ave, Victoria

\$1,149,000



Incredible opportunity to live in the desirable Fairfield neighbourhood! This unique home is not a conventional side-by-side duplex and presents as a single family home, with houses on different streets. Over 2000 sqft of updated living space, large west facing deck & a huge patio for entertaining. The main level open floor plan has hardwood floors, custom shutters, and plenty of natural light! The living room is spacious with a cozy Valor fireplace. The kitchen has solid wood cabinetry, granite counters, movable island, stainless appliances & an adjoining dining area with access to the sunny deck & steps to a patio with covered pergola for extra outdoor living space with a private and fenced yard. Move-in ready and is currently used as up and down with 3 bedrooms, 4 pc bath on the main plus an office (or small bedroom). The 1 BR suite can be self contained with a huge living room, a full kitchen, dining and separate bathroom. There are many options with this flexible floorplan! New insulation, gas hot water on-demand & vinyl windows add up to a Energuide rating of 85! Exceptional location close to Brooke St Park, Fairfield Plaza, great Schools & just a quick trip downtown or to the beach! (id:56120)

## KEY INFORMATION

MLS® 972849

Residential Attached

Fairfield West

3 Bedrooms

2 Bathrooms

2,068 SF

3,960 SF Lot

## FEATURES

Year Built: 1983

Listed By: Royal LePage Coast Capital - Chatterton

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