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1140 Arthur Currie Lane



**GRAND, AWARD WINNING,
QUEEN ANNE STYLE
HERITAGE REVENUE CONVERSION**

Unobstructed views across the Inner Harbour to the City of Victoria. Situated by Banfield Park on the enchanting & little known cul-de-sac & neighboured by unique & stately homes.

Originally named "Maplewood", the home was built in 1896 by Beaumont Boggs. In 1985 the present owner completed a huge undertaking when he painstakingly restored the house back to its original splendour. The hard work & careful attention to detail was honoured by the Hallmark Society in 1986 with the rarely received Presidential Award.

The home now features 4 delightful self-contained suites. 2 - 2 BR units each with fireplace & 5 appliances; 2 - 1 BR units offering 2 appliances & conveniently located shared laundry facilities. Each unit has a sep. hot water tank & electric meter. Heat is electric baseboard & tenants pay their own utilities.

Underground sprinkler system, 400 amp electrical service, plumbing, insulation and sound-proofing were all included in this remarkable restoration.

Partly completed attic development offers exciting potential to expand master suite or add accommodation.

This property is ideal for the character loving investor or an owner-occupier who would like a home of elegant distinction while still enjoying the benefits of revenue property.

P.S. some heritage funding available for exterior paint maintenance upon colour approval.

\$159,000. Please call Margot Perera for details and appointment to view.

Margot Perera 477-7291 DFH Real Estate Ltd. 477-7291



**AWARD WINNING HERITAGE
REVENUE CONVERSION**

\$519,000

New ML 54760

VIC

\$519,000

Painstakingly restored & upgraded in 1985. 4 unit conversion with room to expand. Situated on a very quiet cul-de-sac with unobstructed views of water & city. Separate meters, tenants pay own utilities. This is truly a landmark home and must be seen!! New MLS. Call Margot Perera for a private showing.

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