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2391 BEACH DRIVE, OAK BAY

Lots 20 & 21; Block 14; Section 2; Plan 379

Two lots, straddled by the residence, giving a frontage of 100 feet on Heach Drive and a depth of 150 feet. Lots 7 & 8, representing the lawn and garden area between the residence and Esplanade are seperate lots and are not included in the sale. However, there is a 30 foot easement on the westerly 30 feet of lots 7 & 8, in favour of 2391 Beach Drive. This easement accomodates a slight aerial encroachment of the roof line and allows for the patio area and a reasonable set back from future building requirements. Lots 7 & 8 will be restricted to single family dwellings, the exterior of which would have to be approved by the Municipality of Oak Bay, prior to the issuance of building licences.

This is a fine mansion built in 1914, to the design of the famous British Columbia arcitect, Samuel Maclure. Accomodation is approximately 3050 square feet on the main; 2387 on the second floor; the attic is finished with cedar walls and ceilings and is approximately 1060 square feet in area. There is a full basement and concrete foundation. Sizes of the main rooms.....,

Drawing Room: 22 X 16

Dining Room: 20 X 15

Den/Library: 16 X 13

The entrance hall is spacious, galleried and includes a inglenook fireplace.

Kitchen: 14 X 16

Bedrooms: 16 X 22 plus dressing room

15 X 20.6

13 X 13

8.6 X 11.6



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Kitchen range and domestic hot water systems are gas fired. Among the improvement necessary to this residence would be a new electrical service, as the existing facility is totally inadequate for current living requirements.

The house contains an oil-fired hot water heating system which appears to be in first class working condition. There is a large double detached garage building approximately 800 square feet in area. This residence was constructed in 1914, is of the English tudor revival design and is regarded as one of the outstanding examples of the work of Samuel Maclure.

Price \$287,500.00

Yet another excellent listing offered by

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