



1540 AMPHION STREET			
District	<b>Victoria</b>	Listing Status	<b>New</b>
Area	<b>Oak Bay/Fairfield Border</b>	Possession	<b>TBA</b>
Property Type	<b>Single Family</b>	Price	<b>\$637,900</b>
Style			
Taxes	<b>\$3,352 (2007)</b>		
	<b>Exclusive</b>		
Year Built	<b>1908</b>		
Zoning	<b>Residential</b>		
SqFt Unfinished	<b>1074</b>		

### INTERIOR & STYLE

Bedrooms	<b>3</b>	Exterior Finish	<b>Stucco</b>
Bathrooms	<b>2</b>	Roof	<b>Asphalt Shingle</b>
Ensuities		Basement Type	<b>Finished -,Walk-out,With Windows,Yes</b>
FP Type		Bsmt Height	
# of FP		Foundation	<b>Concrete Poured</b>

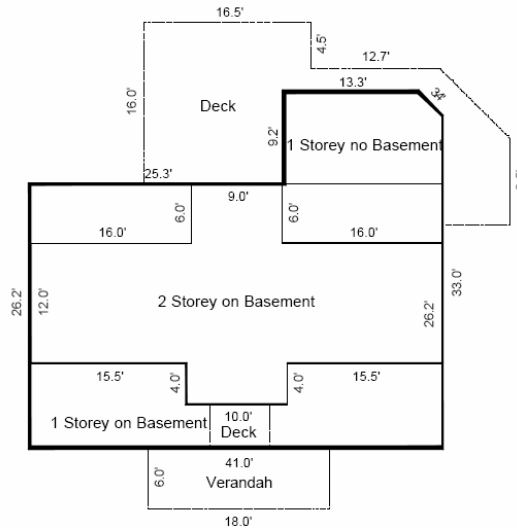
Construction  
Appliances  
Interior Feat.

DIMENSIONS					FEATURES		
	Level 1	Level 2	Level 3	Other			
Fin. Sqft	<b>1,216</b>	<b>586</b>		<b>1074</b>	Heating	Water	<b>City/Munic.</b>
Entrance	<b>1</b>				Fuel	Waste Disposal	<b>Sewer/Municipal</b>
Living	<b>1</b>				Elementary School		
Dining	<b>1</b>				Middle School		
Kitchen	<b>1</b>				High School		
Mast BR		<b>1</b>			<b>LOT &amp; EXTERIOR FEATURES</b>		
Bathroom	<b>1</b>	<b>1</b>			Lot Width (ft)	<b>53</b>	Lot Area (acres)
Den					Lot Depth (ft)	<b>113</b>	Lot Size (sqft)
Family	<b>1</b>				Yard Faces	<b>S</b>	Unit Faces
Bedroom	<b>1</b>	<b>1</b>			Parking Spaces	<b>1</b>	Lot Shape
					Parking Types	<b>Single,Covered,Driveway</b>	<b>Rect.</b>
Other		<b>1</b>			Lot Features	<b>No Reg Bldg Scheme,Not in ALR</b>	
Deck	<b>1</b>	<b>1</b>			Exterior Features	<b>Deck,Fenced Yard/Full,Landscaped,Private Prop,Basketball area</b>	

### LEGAL

Title	<b>Freehold</b>	Financing	<b>Buyer To Fin</b>
PID #	<b>009-193-821</b>		
Legal Desc.			
<b>Lot 6</b>	<b>Block 2</b>	<b>Section 76</b>	<b>Victoria Land District</b>
<b>Plan 273</b>	<b>Lot 6</b>	<b>Block 2</b>	<b>Section 76</b>
<b>Victoria Land District</b>	<b>Plan 273</b>	<b>Victoria Land District</b>	<b>Plan 273</b>

**More than the Sum of its parts... This home has a wonderful spring garden surrounding this lovely property on a quiet street. Main level offers mostly HW floors, large living & dining rooms + familyroom, den has been used as bedroom. Upstairs w/ 2 more good bdms & bath, sitting area + deck. Low Basement suitable for storage, laundry or projects. Worth a closer look, thanks...**



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