



## WELCOME TO 408 NEWPORT AVENUE



**Farrell**  
& ASSOCIATES

Leslee Farrell, Associate Broker  
250.514.9899  
leslee@lesleefarrell.com

Kristel Walker, Realtor®  
250.888.1503  
kristel@kristelwalker.ca



lesleefarrell.com



## PROPERTY FEATURES

- South Facing Ocean Views from 2 Large Patios
- Steps to Beach, Parks and Victoria Golf Club
- Private Gate Access to Anderson Hill Park
  
- House Completely Reimagined and Rebuilt in 2015 by NZ Builders
- Interior Design by Sky is the Limit (Innes Hanl)
  
- Double Garage with ChargePoint EV Charger
- Elevator Ready
- Wide Halls and Doorways throughout for Aging in Place
- Both Ensuite Bathrooms have a Zero Entry Shower
- Home is Security Wired
- Custom Peek-a-Boo view of Mt. Baker from Primary Walk-In Closet



## PROPERTY DETAILS

- Miele Appliances: Fridge, Oven, Steam Oven, Warming Drawer, 6 Burner plus Grill Gas Range Top, Dishwasher, Washer and Dryer
- Fisher Paykel Fridge/Freezer Drawer
- Custom Built-In Shelving throughout: Bookshelves, Desk, Closets, Murphy Bed, Primary Bedroom Walk-In Shelving (Incredible Closets)
- TPO Roof - Long Life Warrantied (Golden Rule)
- Wide Plank Natural Oak Floors throughout (Island Floors)
- Custom Millwork, including Cherry Wine Rack in Kitchen and Live Edge features throughout (Splinters)
- Counters and Gas Fireplace Surround (Stone Age Marble)
- Custom Blinds throughout (Ruffell & Brown)
- Custom Front Door (Oakridge)
- Built in Sonos System (Living Room & Kitchen)
- Ceramic Stone Counters (Caesarstone and Neolith)
- Heated tile in Entry and Lower Bathroom Floors
- 2 Gas Connections on East Deck

# SOUTH OAK BAY VIEWS THAT INSPIRE!

Situated within an exclusive enclave high atop Anderson Hill in the heart of South Oak Bay, this beautifully redesigned residence captures breathtaking ocean vistas.

Enjoy spectacular sunrise and sunset views from its prized full sun location!

Panoramic outlooks span the Olympics, Mt. Baker, Trial Island, and the Gulf Islands beyond, creating an extraordinary coastal backdrop.

Thoughtfully renovated in 2015 by NZ Builders to high environmental standards, the home blends timeless beauty with exceptional craftsmanship.

Offering 4 bedrooms and 4 bathrooms, the efficient floorplan provides exceptional flexibility and privacy.

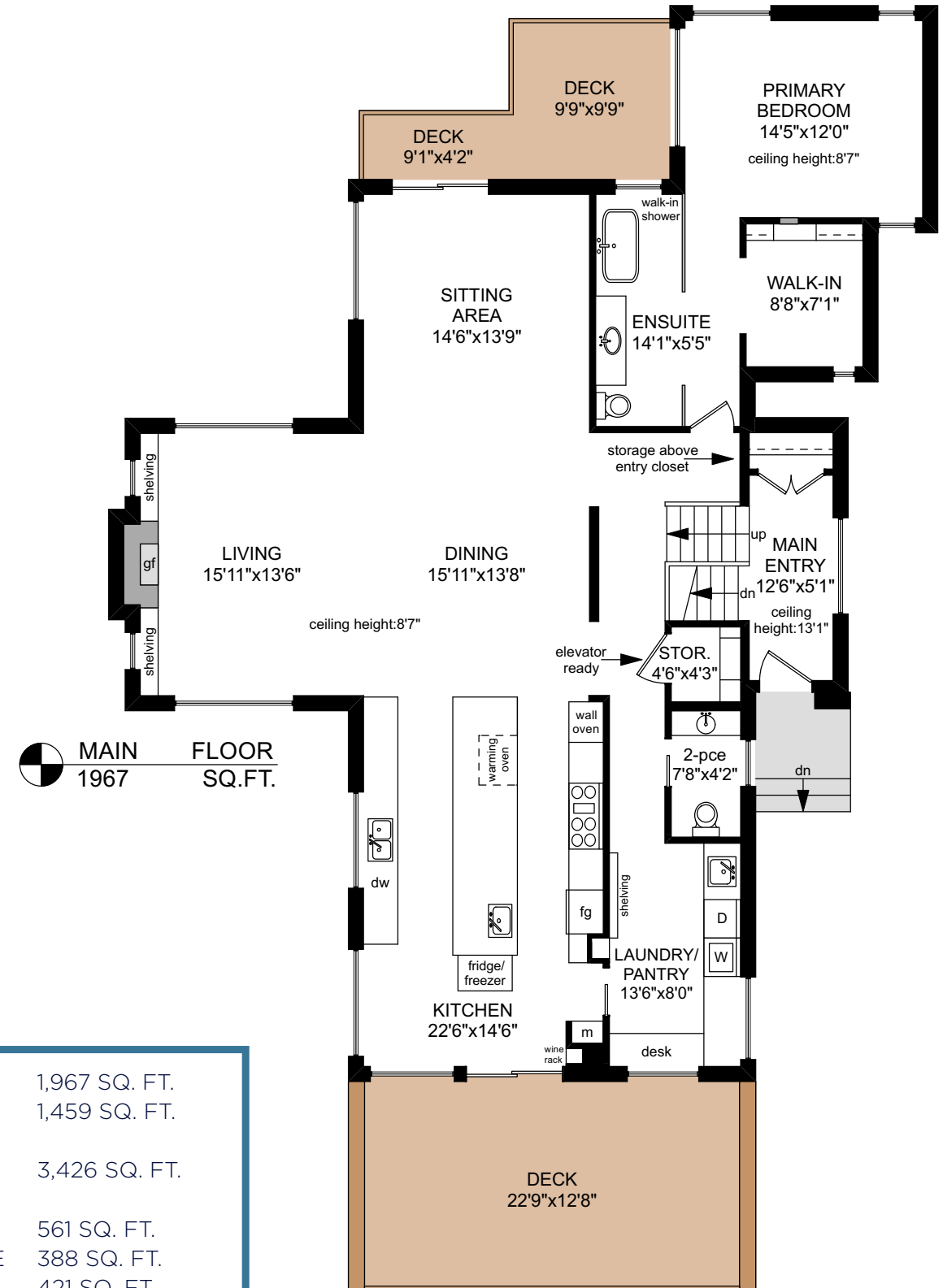
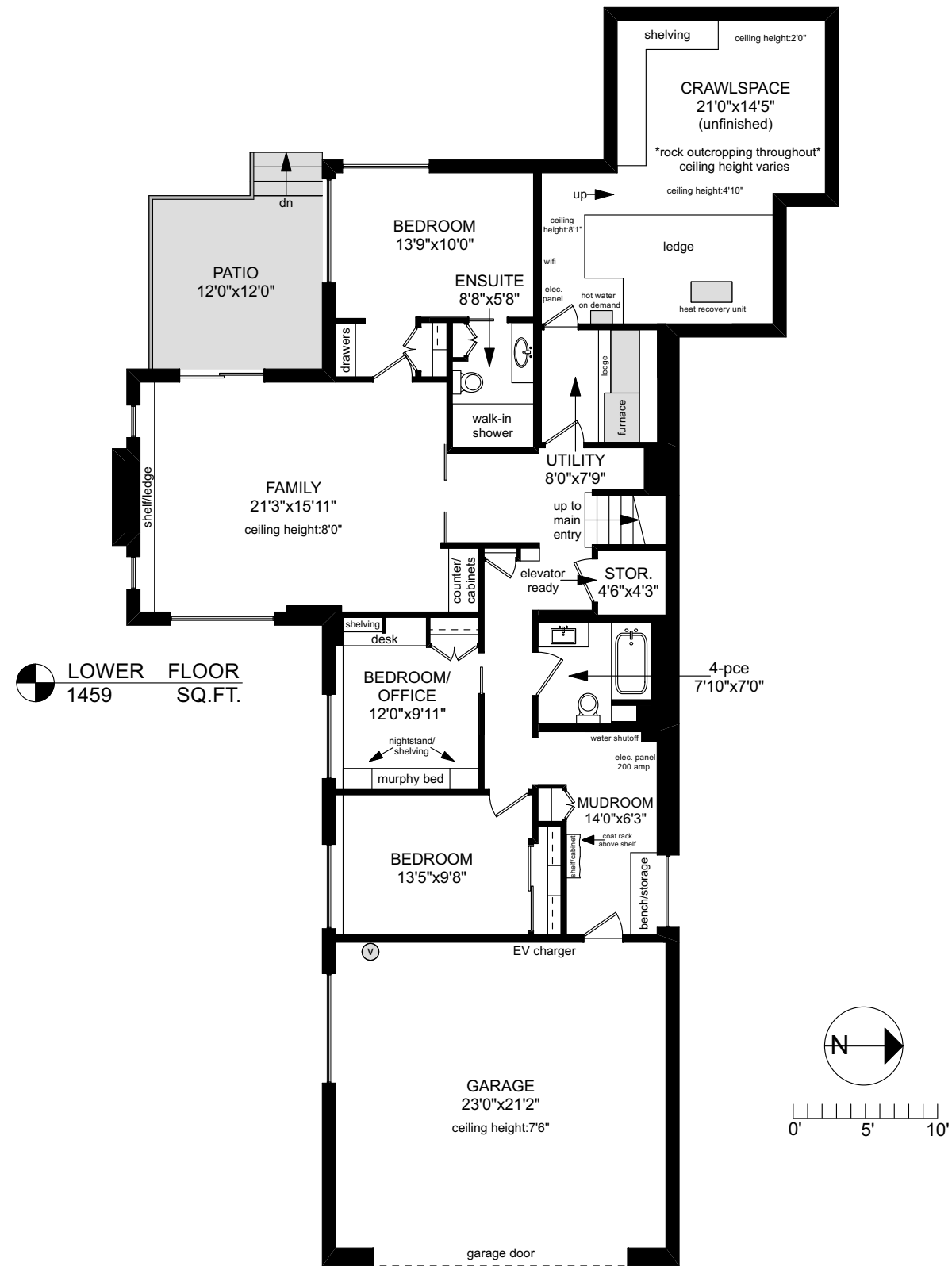
Custom finishings curated by Sky is the Limit Design elevate the aesthetic throughout.

Low-maintenance gardens and a private backyard leave more time to enjoy nearby beaches, golf, parks, and the very best of Oak Bay living.

A rare opportunity to experience elevated coastal living in one of Victoria's most sought-after locations!



# PROPERTY FLOOR PLANS



MAIN FLOOR:	1,967 SQ. FT.
LOWER	1,459 SQ. FT.
<b>TOTAL:</b>	<b>3,426 SQ. FT.</b>
GARAGE:	561 SQ. FT.
CRAWLSPACE	388 SQ. FT.
DECKS:	421 SQ. FT.
PATIO:	144 SQ. FT.

# INTRODUCING 408 NEWPORT AVENUE

SOUTH OAK BAY | MLS 1036116

**\$4,295,000**



## FEATURES

BEDROOMS:	4
BATHROOMS:	4
KITCHENS:	1
FIREPLACES:	1 (Gas)
FINISHED SQ. FT.:	3,426 SQ. FT.
LOT SIZE:	23,740 SQ. FT. / 0.54 AC
BUILT:	1992
PARKING SPACES:	4 (Double Garage)
2026 ASSESSMENT:	\$3,943,000
2025 TAXES:	\$21,862

All measurements are approximate and are to be verified by the Buyer. Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price or terms, and withdrawal without notice. This communication is not intended to cause or induce breach of an existing agreement. Macdonald Realty.