

**1257 Hampshire Rd**  
Oak Bay, V8S 4T1

*PEMBERTON  
HOLMES*

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**MLS# 894104**



**\$2,990,000**

**5 Bedrooms | 5 Bathrooms | 3,451 Sqft**

Superb Location! Substantially rebuilt in 2021. This modern open-concept 5 beds, 5 baths 3451 SqFt. custom home is situated on a sunny, fully landscaped 8,600 SqFt. Lot in the highly desirable area of South Oak Bay. Gorgeous finishing and superior attention to detail with 9ft ceilings on two levels, radiant floor throughout, 2 fireplaces, oversized windows, top-end appliances, JENNAIR Fridge & built-in Oven, Smart home devices make your home more livable and automated. The main features guest room (or home office) with separate entrance & ensuite, the family, living, Kitchen, Dining area flows seamlessly for indoor/ outdoor living with a patio & fenced backyard which is perfect for entertaining. Upper level has 4 bdrms & 3 baths, Media area & Laundry. Stunning Primary room w/ huge walk-in closet & 5PC ensuite. Sitting on the balcony overlooking the beautiful backyard. Steps to Oak Bay library, village. Minutes to the beach, Marina, schools. This is one opportunity you will not want to miss!!



**Janine Thomson**

Pemberton Holmes  
Office: (250) 384-8124

For full listing details, please scan:

