



**3275** UPLANDS ROAD

Victoria BC, V8R 6B8



### **3275 UPLANDS ROAD**

Located on one of the most peaceful and prestigious streets in the heart of the Uplands. Built in 1938, this stately, classic Colonial family home is set on a magnificent, professionally designed .49 acre garden with interlocking brick driveway, flagstone patios and refurbished gazebo. Painstakingly restored and extensively renovated with a clear vision respecting the spirit of the home, fusing fine architectural elements and contemporary living. This home truly is a blending of comfort and elegance in its expansive spaces, affording easy living as well as grand social functions. Natural light abounds from a multitude of windows and French doors provide many accesses to the enchanting and picturesque garden. Situated close to Uplands Golf Course, Royal Victoria Yacht Club, private and public schools, parks, shopping and beaches this home offers a lifestyle nonpareil in Victoria's most sought after neighbourhood.



## **EXTERIOR** ~ *Aristocratic*

Drawing from classical architecture and underscoring traditional Colonial facade, the quaint appeal of this home's exterior is in keeping with its functional character. Built entirely with wood shingle, the home features typical elements such as chimneys on either side, wood shutters and large outdoor living spaces.

## **FRONT DOOR** ~ *Inviting*

The front door with an overhanging pillared porch provides the focal point to the Colonial facade and is flanked by large bay windows, which reiterate the traditional balanced style of Colonial architecture.

## **ENTRY HALL** ~ *Welcome home*

A warm and welcoming threshold reveals the on-centre entry hall, cloak room and powder room both possessing charming little decorative side windows so typical of Colonial character. This graceful hall leads to and joins the main rooms and newly refinished stairwell to the second floor. A tall window frames a Garry Oak and captures light. A new French door lends access to the back garden and terraces.



## **GRAND LIVING ROOM** ~ *Entertain in Elegance*

Original fine details like gleaming, narrow plank oak floors, floor boards, decorative mantel and wood burning fireplace have been cosmetically refurbished. Multiple, large, multi-paned windows, and bay window with sun-catching window seat brings all-day light and unhampered, verdant garden views. Two pairs of new French doors provide easy access to gardens and patios. Recessed, rheo-stated pot lights have been added, as well as a custom burnished steel hearth and fireplace surround. This voluminous room has been tastefully and meticulously restored in Sherwin-Williams 'Greek Villa'. The living room conjoins the front hall with double French doors.





### **DINING ROOM** ~ *Cultivated Charm*

Like the living room the dining room is accessed through double French doors, conjoins the entry hall and has received the same attention to detail, harmoniously balancing the main floor and maintaining original character. A west-facing bay window and window seat provide cosiness and light. The room opens freely to the high-end, "state of the art" kitchen combining the rooms in both comfortable form and function.

### **KITCHEN** ~ *Elegance and Efficiency*

A stunning example of fine craftsmanship the "state of the art" kitchen was beautifully crafted by artisan Thomas Philips custom woodwork. Featuring bevelled Shaker style cabinetry and a great expanse of Bianco Carrara marble paired with rich, solid walnut. The walls sparkle with the dazzling patina of Arabesque marble tiling. Boasting a suite of panelled Miele appliances, custom designer hardware and lighting, the large centre peninsula island provides plenty of space for prep, presentation and houses a breakfast bar ideal for family and entertaining. Numerous multi-paned windows and a new French door lead to a new patio designed by Point Break Development and newly designed garden.





**GREAT ROOM ~ Warmth and Welcoming**

Sympatico to the kitchen and dining room, yet separated by three walnut stairs and newly added architectural archway, the great room offers wonderful family space with an abundance of windows, wood burning fireplace, custom burnished steel mantle, engineered walnut floors and newly installed French door accessing back garden. Another door leads to the two car carport.





## **SECOND FLOOR** ~ Upstairs Bedrooms and Baths

With the identical footprint to the main floor, maintaining Colonial vernacular and affording four spacious, light filled bedrooms, the second floor has been newly decorated and extensively renovated which includes new pot lighting throughout and three luxurious bathrooms. Decorated on the same neutral palette, all the rich fir floors are refinished, original brass and glass hardware has been retained where appropriate and custom hardware has been added. Additional hall closets for storage and three full, designer bathrooms provide luxury for the entire family.







**Primary Bedroom and En-suite** ~ *Light and Luxury*

With multi-paned windows facing east, west and south enjoy garden vignettes from every window in this light-filled sanctuary. The primary bedroom features a walk-in closet with new cabinetry a window and boasts a gorgeous four piece en-suite with "his and hers" undermount sinks, Alpine white marble vanity, designer lighting, Brizo/Litze faucets, Thomas Phillips custom cabinetry, seamless glass marble shower with 11 3/4" shower head and heated tile floors.



### **BEDROOMS 2 AND 3**

Similar in size, each bedroom is freshly redecorated, refinished vertical grain fir floors and generous closet space with original hardware.

### **BATHROOM 2 ~ Relax and Luxury**

Serving bedrooms 2 and 3 the second bathroom offers leisurely relaxation in its free-standing, Acretec Monaco, deep, soaker tub and hand held shower. This luxurious bathroom boasts Alpine White marble vanity, tiles, Duravit undercounter sink, Grohe toilet, designer faucets, lighting and Thomas Philips custom woodwork cabinetry.

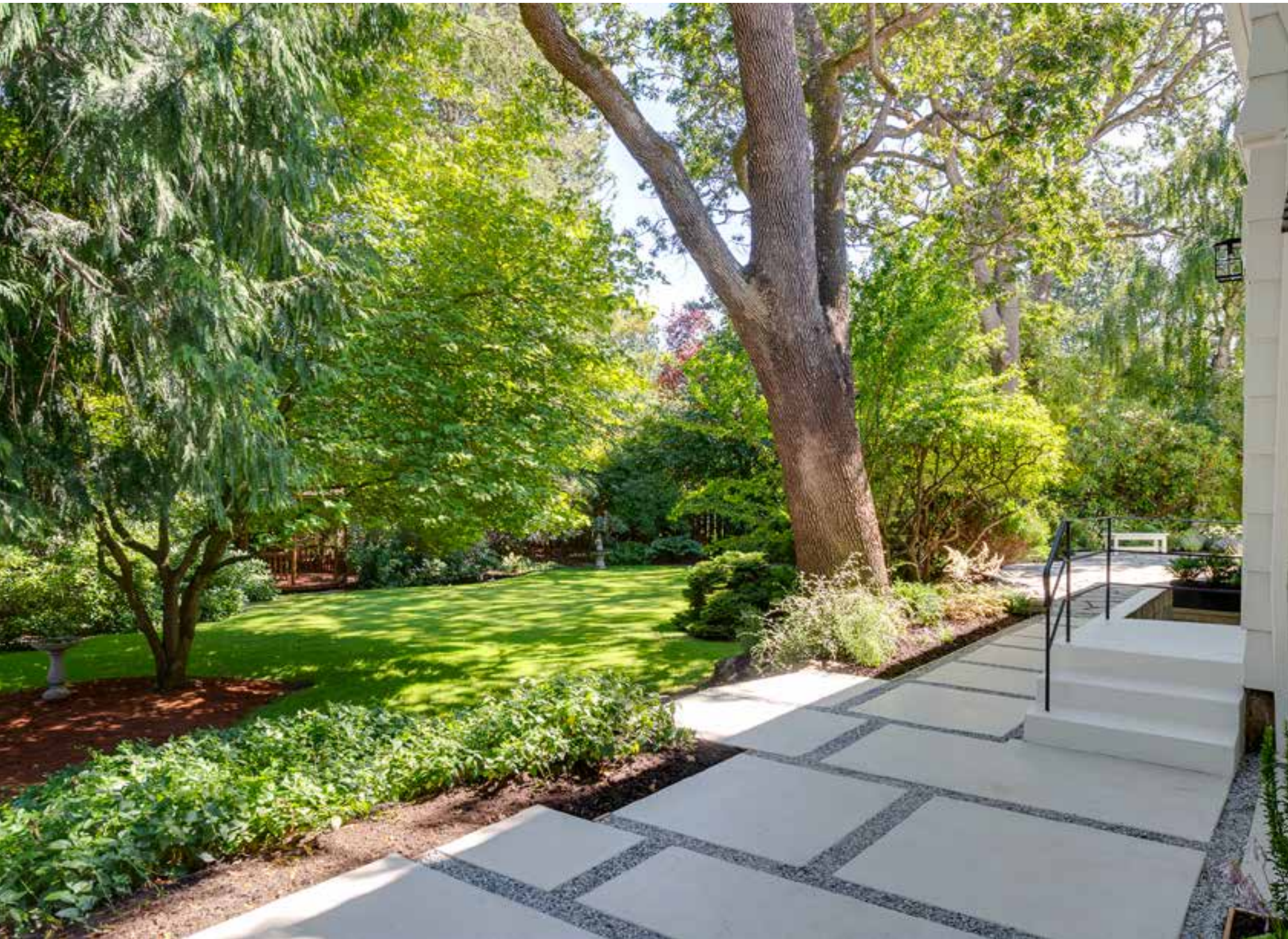
### **BEDROOM 4 AND EN-SUITE ~ Peaceful Retreat**

Three steps down to this distinctive room which is large enough to serve as a playroom, recreation room or peaceful sanctum for an eldest child. East and West facing, gabled windows add to the charm and lightness of the space and features a double-door closet with Emtex rosette crystal knobs.

### **BATHROOM 3**

Created to service Bedroom 4, it is another tribute to the custom tile company Loki Tiling and Thomas Philips woodwork for the cabinetry. A large, seamless glass shower with 11 3/4" shower head, undermount Duravit sink, Bianco Rhino marble vanity, backsplash, Grohe toilet, custom hardware, lighting and fir floors complete the picture.





## **GARDEN** ~ *Serenity and Inspiration*

The same attention to detail afforded the home is evidenced in the completely re-imagined and re-landscaped gardens. Masterminded by Patterson Gardening and Demitasse, newly created garden beds abound with botanical splendour. Flagstone walkways and the patios designed by Point Break Development blend harmoniously with the trove of plants, shrubs and trees, creating space for outdoor entertaining and beckoning alfresco dining. A newly refurbished gazebo is the ideal spot for reverie and perhaps a mint julep and adds a quaint dimension to this calm and restful spot. New granite stairs were added to the second set of French doors connecting the living room to the garden. Handsome brick walls with two new gates at either end of the property encapsulate this mystical retreat. Home to many bird species the garden works with nature and provide all day sanctuary to all who enter.





## FEATURES

### INCLUSIONS

- TCL 65" Class 4 - Series 4K UHD stunning picture quality, High Dynamic Range (HDR), Advanced Digital TV Tuner (Google TV organizes movies and TV shows from all of your favorite services into a single screen. So it's easy to find what to watch. Tune into live TV that's seamlessly integrated with just a click).
- Panelled Miele Fridge
- Panelled Miele Dishwasher
- Miele Microwave
- Miele Gas 30" Range With Convection Oven
- Miele 30" Hood Fan with Custom Hood Fan Surround
- Miele Wine Fridge
- Villeroy + Boch - FRANKE Manor House Fireclay White Kitchen Sink  
Reminiscent of the days of gracious living, great houses and the butler's pantry, the Manor House fireclay sinks by Villeroy & Boch feature old world craftsmanship with the advanced hygienic advantages of modern technology.
- Instant Hot Water Designer Faucet and Tank in Kitchen  
Clean, contemporary sensibility with an artisanal touch
- Perimeter Kitchen Cabinets - Benjamin Moore Chantilly Lace OC-65
- Custom Kitchen and Bathrooms Designed by Thomas Philips Woodwork Ltd
- Garbage/Recycle Pull Out
- Tall Pantry With Pull-Out Shelves
- Deep Drawers
- Glass Upper Cabinets with LED Strip lighting
- Fireplaces refinished with antic sealed steel designed by local artisan BLR Fabrication

### MECHANICALS

- State of the Art NTI Trin & Stor Hot Water Tank  
The Trin & Stor passivated steel storage tanks are renowned for maximum resistance to corrosion, which increases their longevity.
- NTI FTVN Gas Boiler  
The FTVN is a high efficiency, wall hung boiler using a durable, vertical down-fired stainless heat exchanger. With 10:1 modulation and 96% AFU, an integrated ECM pump and DHW diverter, quick connect components, WIFI connectivity for remote monitoring and alert notifications, the FTVN is an ideal solution for your 'peace of mind', home heating needs. (When you buy NTI you buy the best)!
- New Return Air System from Lewis Sheet Metal
- Basement Floor Sealed
- New Electrical & Panel

### NOTES

- Rounded lavender plants add structure and sweetly scent the walkway

### ~ UPLANDS CHARM ~

*"A renovation requires creativity, respect, vision, love and strength. Caring for what has been created and saving what you can, to find those bones and to understand that they not only hold up the house but can be made stronger. I hope you enjoy all the light coming through this classic Colonial home."*

*~ brenda russell*



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