

# Victoria Luxury Group

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## WEST COAST PROPERTY EXCELLENCE

### 2623 Queenswood Dr | Feature Sheet

#### Architectural pedigree

- Mid-century origins (1950s); upgrades in the 1980s & 1990s; comprehensive remodel in 2015.
- Canadian/Danish architect Chris Foyd (BoForm): calm, Scandinavian design ethos.
- Primarily one-level living with expansive windows & skylights for an indoor-outdoor feel.

#### Interior highlights

- Pale, wide plank eastern maple flooring; serene Scandinavian colour palette.
- Extensive built-ins: Douglas Grant custom maple cabinetry & birch millwork
- Primary bedroom: skylight to fall asleep under the stars; surround windows; projector ready wiring.
- Lower level with separate entrance (caregiver/teen/guests).

#### Chef's kitchen & laundry

- Spanish Neolith countertops.
- Miele appliance package: steam oven, two dishwashers; abundant storage.
- Miele washer & dryer.

#### Comfort & efficiency

- Heat pump, air conditioning, and additional insulation.
- Roof overhangs for seasonal sun control.
- Euroline tilt and turn insulating windows.
- Gas fireplace + Norwegian Jøtul wood-burning stove.

#### Outdoor living

- Slate terrace and walk-out cedar decks.
- Magical forest garden with hundreds of rhododendrons, Japanese maples & hydrangeas.
- Two automated irrigation systems; irrigation-ready veggie beds (soil retained for buyer reuse).
- Hut with deck & rough-in for outdoor shower with adjacent hot tub

#### Garages & outbuildings

- Large insulated/heated garage: approx. 10 m × 10 m, partitioned storage.
- Windowed corner suitable for garden nursery.
- Lower level cool storage room + bomb shelter / wine cellar.

**Land, privacy & setting**

- 1.8 fenced acres - exceptional privacy for a near-city lot ("Uplands for introverts").
- Sunny & forested with Douglas fir, arbutus, and Garry oaks.
- Ocean across the street; winter ocean glimpse (walk across to paddle board).

**Services & systems**

- New septic system (2015) with multiple tanks.

**Location & lifestyle**

- Walk to Pepper's Foods & village amenities.
- Close to UVic, Frank Hobbs Elementary, Arbutus Global Middle, Mount Doug

**Future potential (buyer to verify)**

- Possible subdivision potential - add up to four suites for income.
- Garden hut could become a garden suite (guests/teen/rental).

*All information is believed to be accurate but should be independently verified by the buyer*