

Character, Grace, Charm...

Welcome to 1376 Craigdarroch Road

A residence of historical significance located in the esteemed Rockland area of Victoria, BC. Rockland, often referred to as the “Nob Hill” of Victoria has been home to many affluent members of Victoria society.

This exclusive enclave of prestigious homes is literally an artist’s canvas of architectural masterpieces. This home is a fine example of

the works by famed architects McCarter and Nairne. Built in 1922 and originally designed for a family member this home depicts quiet elegance exuding character, grace and charm.

Homes of this era often feel dark and heavy. This home stands in brilliant contrast to many of its neighbours filled with natural light streaming through the multi-paned windows, many of



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which are beautiful examples of leaded glass. The millwork detailing throughout is also painted a creamy white lending to a bright, more modern arts and crafts feel to the interior. Recently painted both inside and out with designer historical colours this home is both comfortable and elegant.

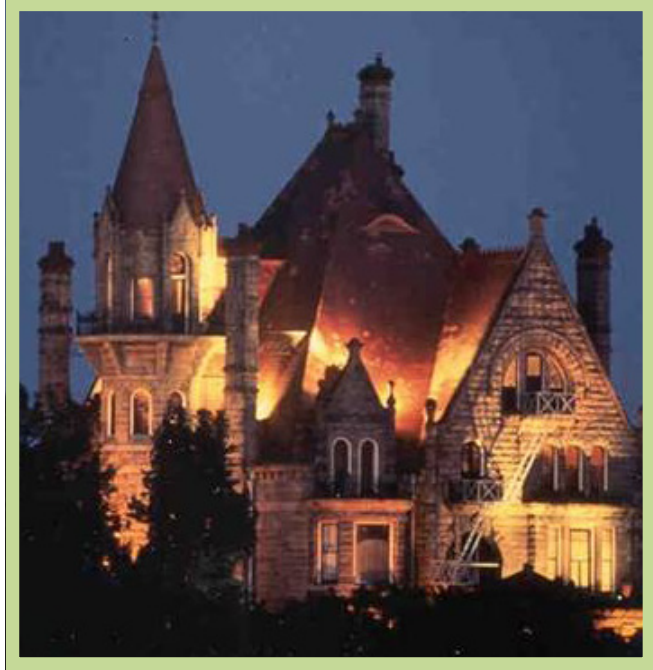
A brand new gourmet kitchen and updated main floor bath provide the modern conveniences desired by today's families while maintaining "design sensitivity" to the historical era of the home.



In the Neighbourhood

This Rockland neighbourhood is steeped in history and tells a tale of the movers and shakers of Victoria Society over the last century. Presiding over this home and surrounding neighbours sits Craigdarroch Castle. Originally built in the 1890's for the wealthy coal baron Robert Dunsmuir and his wife Joan, this castle boasts over 20,000 square feet and has been the backdrop for various movies including the 1994 film "Little Women".

The four-story Craigdarroch Castle still has lavish furnishings from the 1890s and is known for its stained-glass and intricate woodwork. The Castle is currently owned by the Craigdarroch Castle Historical Museum Society, which is a private non-profit society, and is open to the public. The castle is a tourist attraction, and receives 150,000 visitors a year.



Around the corner is the 36 acre property home to Government House Mansion. Acres of formal gardens attract locals and tourists alike. Government House is the official residence of the Lieutenant Governor of British Columbia and plays host to many a formal event and Diplomatic Dignitaries.

The Government House Mansion suffered two fires over its lifespan and was rebuilt on two separate occasions. The second rebuilt home on the property was designed by renowned architects Francis Rattenbury and Samuel Maclure and was completed in 1903. The Rattenbury-Maclure designed Government House stood for over 54 years.



A “Refined Classic” Kitchen

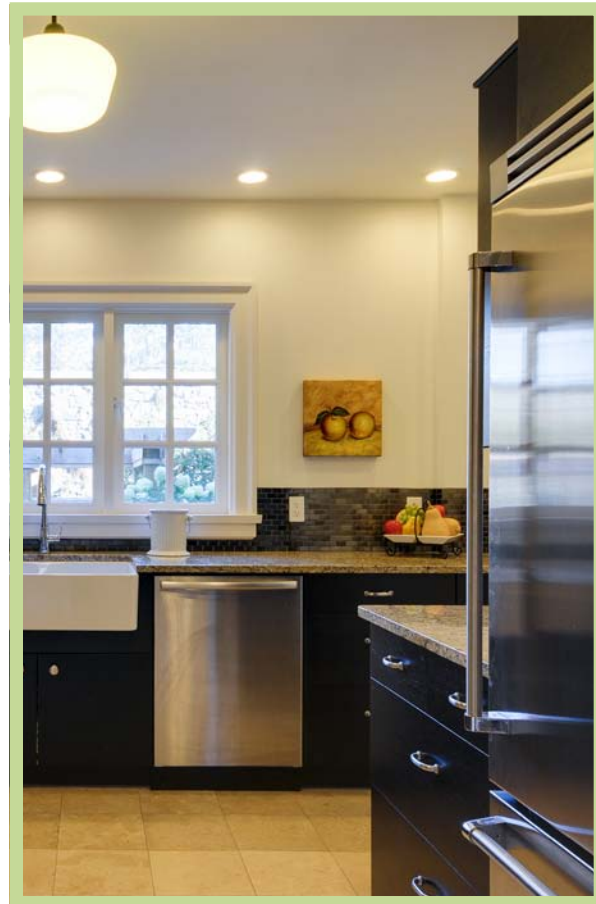


As the kitchen is truly the “heart of the home” this one is sure to impress. Traditional classic elements combined seamlessly with modern amenities in this “Updated/Refined” kitchen.

Recent improvements include:

- In-floor heated tiles
- Stainless Steel 36” Restaurant Grade Gas Range with griddle plate
- Viking Professional Series Stainless Steel Fridge
- Bosch Stainless Steel Dishwasher
- Stainless Steel Convection Wall Oven
- Franke Fireclay Under-mount Farmhouse Apron-Front Sink
- Granite Counters
- Rubbed Oil Bronze “School House” lighting

This kitchen is beautifully bright with an “eat in” breakfast area and a view of your private backyard oasis with Craigdarroch Castle in the distance. With the new Professional Series appliances the gourmet in you will be truly inspired.



A Room with a View



Fit for a Princess.....
Fall asleep dreaming of formal ball gowns and lavish galas of yesteryear as Craigdarroch Castle is framed idyllically in the bedroom window.

This home offers four upstairs bedrooms (one ideally suited to a nursery or office/study), a walk-in linen closet and the traditional main bath layout with a private water closet separate from the rest of the lavatory which offers a tiled bath/shower and vanity.

The Master Bedroom and Nursery/Study are filled with light and have lovely views overlooking the front garden. The traditional wood staircase with its sturdy newel posts and spindles call to be adorned with garland at Christmas. The arched stained glass window with crest/shield stand guard over the staircase creating a beautiful display of coloured light as you descend.



Outdoor Oasis

This entire outdoor oasis was recently created by a professional landscape artist. A new deck designed to enjoy a Barbeque with friends overlooks a lower courtyard framed by a cedar pergola and raised gardens. Pick ripe tomatoes and herbs grown in your very own raised garden or enjoy a fragrant cutting garden.

A play area offers an in-ground trampoline that will capture the eye of any children or child at heart.

The front garden bursts with flowering shrubs ideally suited to this traditional home such as hydrangeas, rhododendrons and peonies.



Property Details

Jurisdiction	Victoria	Fireplaces	2 (gas/wood)
Year Built	1922	Heating	Hot Water, In-floor in bath(s), Gas F.P.
Bedrooms	4	Fuel	Oil/Electric/ Gas
Bathrooms	2	Water	City/Municipal
Finished Square Footage	2395	Waste	City/Municipal Sewer
Unfinished Square Footage	1345	Elementary School	Sir James Douglas
Deck	260	Middle School	Central
Lot Size	5000	High School	VicHigh
		Private(s) in Area	Glenlyon Norfolk St. Michaels University



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