

### **3 Bedroom – 2 Bathroom Suite in South Oak Bay to Rent Immediately**

**Contact email to arrange viewing – [Rental.Macauley@gmail.com](mailto:Rental.Macauley@gmail.com)**

**Website (with pictures) – [Macauley.ca/rental.pdf](http://Macauley.ca/rental.pdf)**

**Ideal for 3 individuals, particularly health care professionals or students.**



#### **Description**

Our 3-bedroom, 2-bathroom semi-furnished legal suite (approx. 1400 sq ft) at the ground level of a character home in south Oak Bay is ready for January 1, 2025.

- Three generously sized bedrooms, each with a walk-through, walk-in or open closet.
- Two 3-piece bathrooms, one with a tub/shower and one with a shower.
- Living room (with electric fireplace) and separate sitting area.
- Kitchen with electric induction range, refrigerator, dishwasher, microwave/range-hood, IKEA cabinets with ample storage including “Lazy Susans” and a peninsula for seating.
- Laundry room with washer/dryer for exclusive tenant use.
- Dedicated tenant storage in a separate storage room and a sloping space under the landlord’s stairs, each with a door.
- One parking space in front of the house and street parking for additional motor vehicles.
- Rent includes heat, electricity and water.
- Suite is wired for data drops, but the rent does not include Internet, WIFI, cablevision or land-line phone. If required, the tenant can arrange with and pay a service provider.
- Suite is heated by ductless heat pump in the living room and principal bedroom (#1) and by in-wall mounted space heaters in the remaining bedrooms (#2 and #3) and the bathroom with tub/shower.
- Semi-furnished (3 x queen bed/mattresses, 2 x couches, table, chairs, etc.)..
- Suite legally permitted by Municipality of Oak Bay.

**Rent: \$3,600 monthly total for up to 3 individuals**

**Lease: Initial Fixed Term to August 2025, negotiable thereafter.**

## Our Neighbourhood

- We are located in South Oak Bay, about a 10- minute walk to Oak Bay Avenue and its stores including Fairways food store, Starbucks, banks, assorted stores and 3 eating spots: The Penny Farthing/Vis à Vis, The Oaks and Ottavio Italian Bakery & Delicatessen Café.
- We are about a 5–10-minute walk to McNeill Bay.
- A bus stop (routes 1 and 2) is located about a 2-minute walk from our house. Bus routes 3 (to downtown) and 7 (to Camosun/UVic) are close by.

## Additional Information

The suite (approx. 1,400 sq. ft.) is entered at ground level from the driveway beside the house.

To accommodate the slope of the property and maximize heights in the rooms with level flooring, the suite has a number of elevation transitions (generally 2-3 inches) so the suite may not be suitable for those requiring seamless accessibility (such as for wheelchairs).

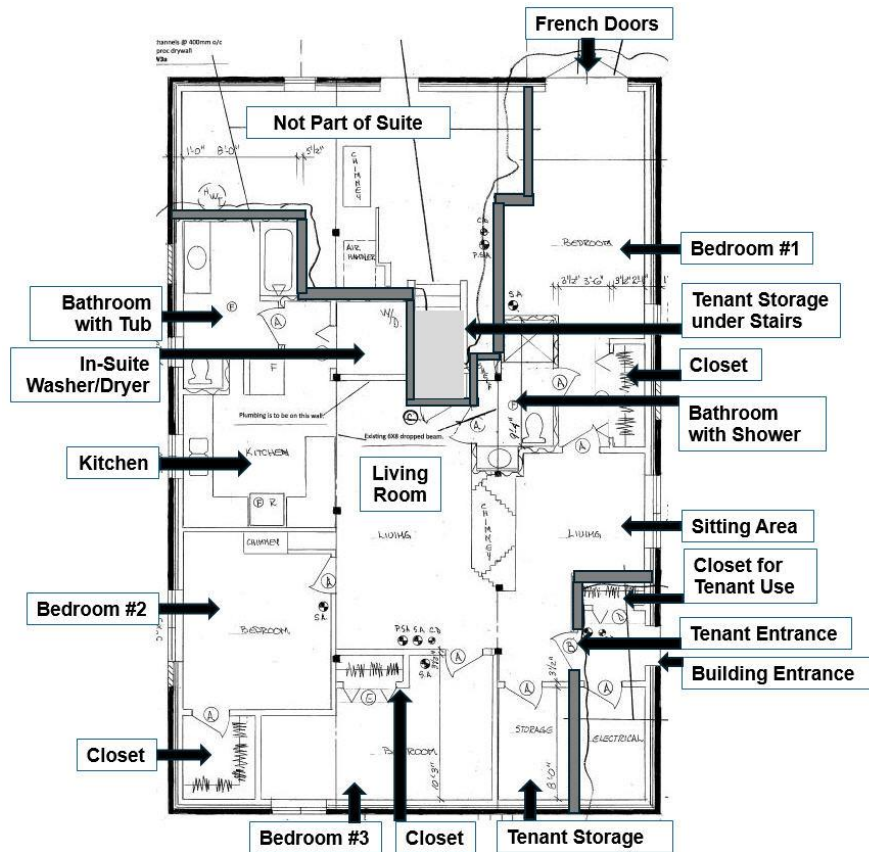
No smoking of tobacco or other substances in the suite or on the outside property.

No pets.

No subletting, illegal or commercial activities.

Suite to be rented as is, unless otherwise indicated.

The following diagram illustrates the layout of the suite.



## **Lease**

The landlord will provide a lease initially to August 2025 (or such other agreed date) and the lease will be jointly signed before tenant move-in.

Subsequent tenancy periods can be arranged as agreed between the landlord and tenants.

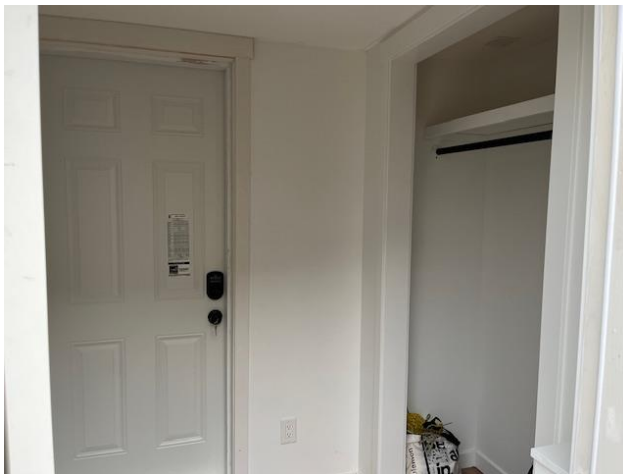
A security deposit of \$1,800 will be required at the commencement of the tenancy, refundable subject to move-out condition.

**For further information email – [rental.macauley@gmail.com](mailto:rental.macauley@gmail.com)**

**Exterior  
Entrance**



**Tenant  
Entrance**



**Principal  
Bedroom**



**2<sup>nd</sup>  
Bedroom**



**3<sup>rd</sup>  
Bedroom**



**Kitchen  
View #1**



**Kitchen  
View #2**



**Main  
Bathroom**





**Second  
Bathroom**



**Laundry  
Room**



**Living Room  
(from Entry)**



**Living Room  
(from  
Kitchen)**



**Sitting  
Room,  
Walkthrough  
Closet to  
Principal  
Bedroom**



**Storage Room**



**Storage Closet (under stairs)**



**Panorama View of Living Room and Kitchen**

