



**PEMBERTON
HOLMES**

ESTABLISHED 1887



Mill Bay Family Perfection

A stunning, almost new, and sun-filled Mill Bay family-home. Up the grand staircase, the modern, open-concept main floor is flanked with brilliantly engineered white oak floors and loads of dark rich cabinetry atop the impressive quartz counters, stainless appliances, spacious walk-in pantry and an island for your friends to gather around. The perfectly placed rear patio with gas barbeque connection overlooks the gorgeous, fully fenced, and landscaped to perfection backyard. A connecting dining room fit for the largest gatherings and formal living space under the vaults feature a cozy gas fire set under the mantle. You're sure to love gazing at the stars year round under the partially covered front patio. Three spacious bedrooms including the sprawling master suite features a walk-in closet, ensuite with deep soaker tub, his and her vanities, heated tiled floors, and a separate large shower. The lower level includes a fourth bedroom, a family room for the kids to get away, as well as all the storage you will ever need in the crawl space that could also be expanded to more living space. There is also a cleverly placed three-piece powder room with a shower off the huge over height two-vehicle garage. Quality features include irrigation, an energy efficient heat pump, a built-in vacuum, the home is still covered by the balance of the New Home Warranty and the GST has already been paid for you. A perfect location in a quiet cull de sac within walking distance to the beach, close to shopping, restaurants, golf, marinas, and world-renowned Brentwood College. Resting in the beautiful Cowichan Valley, an easy thirty-minute commute to Victoria. Contact Ken now.

511 Bickford Way



Please call to arrange a private viewing - Ken Neal **250 -746- 8123** www.kenneal.com