



**PEMBERTON
HOLMES**

· ESTABLISHED 1887 ·



Cobble Hill family home on 1 acre with Suite

3296 Melrose Crescent

Your five bedroom, sun filled family home resting in a quiet cul-de-sac with a park at the end of the road awaits you. As you approach the circular driveway, the impressive and established landscape in rock outcropping is so inviting that you will know you are home. The sprawling oak kitchen offers an island, cooktop, new wall oven, sunshine window and breakfast bay which all adjoin to the family room and deck with updated vinyl that takes in the stunning vista and grounds. Large living room with cozy propane fire plus the spacious dining room. The two piece bath and laundry room lead out to the double garage. Upstairs through the grand staircase offers a full bathroom and three large bright bedrooms including the primary suite with a huge walk-in closet and luxurious ensuite with a soaker tub under the window, shower, double sinks and a ton of room to remodel if you choose. Downstairs has a separate one bedroom suite with a den, extra bedroom and storage for the upstairs use. This sloping, completely private property has level play areas, mature landscape, and a stunning timber frame gazebo with perfectly placed hot tub. This one owner home has a great floor plan, has been well taken care of and would optimize its value with some more upgrading. This is a great value in a great area, close to the playground of Shawinigan Lake and an easy commute to Victoria or Duncan.



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

Photos

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