



3455 Empress Ave



Surrounded by lush green old growth cedar & fir sits this lovely modern country, open concept studio & shop with outbuildings. On a level Acre with open field & secluded forest glen with trickling moat into a small pond. 1.164 Acres just steps away from the Cobble Hill Village & Quarry Nature park this property is ideal for your dream home with business or hobby ideas. Rv pad potential. Featuring a 1470 sq ft main studio with 10 foot ceilings, kitchenette & cozy woodstove, addition featuring 2 office areas & bathroom with large workshop perfect for a creative hobbyist with multiple interests. The main studio at 24x32 with in floor heating & 12x32 addition to meet all your needs plus 220amp power. In floor heating plumbed in workshop with 2x6 construction. Spacious, insulated, well equipped, bright and well lit with 9 ft ceilings and courtyard. Ample parking for all your toys plus private garden area & garden studio/shed. This property a must see. All information is approx and should be verified.

Area	Cobble Hill	Age	0
Bedrooms	0	Taxes	2642
Bathrooms	1	Tax Year	2023
Lot Size	50529.6	Parking	Driveway, RV
Floor Space	1470		



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Carol Warkentin
RE/MAX GENERATION (LD)

(250) 667-7653
640 Trans Canada Highway
carol@itscarol.com
www.itscarol.ca