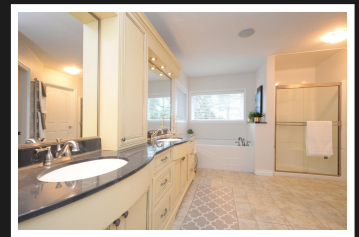
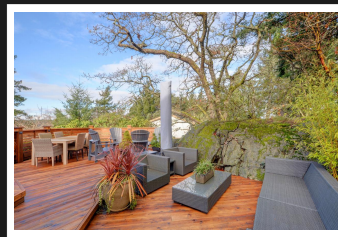


PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# WEDGEWOOD POINT HOME

2825 Arbutus Rd



## 4 BEDROOMS, 5 BATHROOMS

SUNNY & PRIVATE ON TEN MILE POINT! Located in prestigious Wedgewood Point this elegant house features 4 beds, 3 full & 2 half baths, updated kitchen with SubZero & Wolf appliances, & hardwood floors throughout. Wonderful floorplan is an entertainer's dream, with welcoming foyer, formal living & dining room, & main floor family room adjacent to kitchen. Large 2-tiered cedar deck with multiple entertaining areas, including natural gas firebowl, is private and sunny. Spacious master with 5-pc. ensuite & lg. walk-in closet. Developed walk-out bsmt with home theatre. Energy efficient natural gas appliances include 2 fireplaces, on-demand hot water, bbq hook-up & dryer. Newer roof & windows. Easy care, irrigated yard. This neighbourhood is an enclave of executive homes on large manicured lots. Walking trails out front door & short walk to Cadboro Bay Village. Top rated schools, UVIC & beaches nearby. Nothing to do but move in & enjoy life on Ten Mile Point!

**Priced at**  
**\$1,995,000**

Area	Ten Mile Point
Bedrooms	4
Bathrooms	5
Lot Size	0.3
Floor Space	3200

Age	1987
Taxes	7407
Tax Year	2017
MLS#	387090
Parking	2 Spaces



JOHN FERGUSON

Pemberton Holmes - Cloverdale

Scan this QR  
Code with your  
smart phone



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