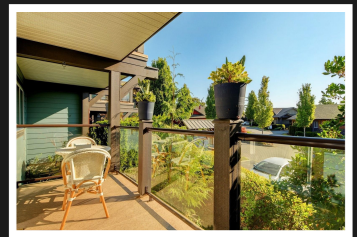
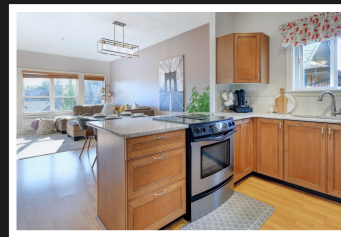


PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

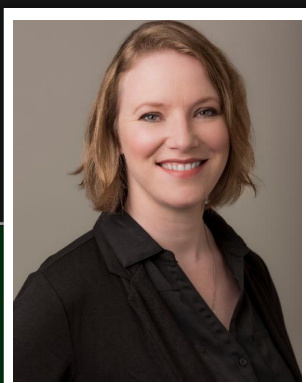
OVER 2000 SQUARE FEET!

45-486 Royal Bay Dr



## 45-486 Royal Bay Dr

Welcome to Westridge Estates, a quiet community in a resort-like setting with beautifully landscaped gardens, extensive trails, and just minutes to Esquimalt Lagoon, Olympic View Golf Course, and various shopping and dining experiences. This impressive END unit features 3 beds/3baths, Quartz countertops, custom Hunter Douglas blinds, Energy efficient ConvectAir heating, central vacuum, 2021 HWT tank, main level living, a formal sitting room with gas fireplace, and an office nook that easily converts to a media or child's play room. In addition, a large family room offers views of Mt. Baker, and provides access to 1 of 2 large sunny decks that is equipped with a gas hook-up for the BBQ for easy entertaining. This home is complete with ample parking including a large single car garage, as well as an expansive crawlspace for additional storage. 3 pets are allowed including 2 large dogs!! Some rentals (5 maximum). No age restrictions.



**Priced at**  
**\$874,999**

Area	Royal Bay	Age	2005
Bedrooms	3	Taxes	3346
Bathrooms	3	Tax Year	2022
Lot Size	2223	MLS#	913595
Floor Space	2032	Parking	



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Pemberton Holmes - Sooke

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