



# 3254 Shawnigan Lake Road

\$865,000



## Cobble Hill Family Home W/Suite & Privacy

Set back from the road on a very private 2.47 acre parcel surrounded by trees, this quality, custom built 4 bedroom plus den, 3 bath family home is a must see. With a functional and mostly open floor plan, the main level entry 3,464 Sq. Ft. home boasts a self-contained 1 bedroom suite on the lower level and a full master suite on the top level, including ensuite, walk in closet and office/den space. Just a few features of this fine home include, granite counter tops, wood cabinets, river rock fireplace with cozy insert, log wood siding, lots of windows/sliding doors, wrap around deck with glass panel railings and much more. The property offers mature gardens, a circular driveway, tons of parking, and complete privacy. Ideally located for easy access to trails for hiking, biking and horseback riding on Cobble Hill Mountain or a short walk to Cobble Hill Village and Shawnigan Lake, close to all amenities and an easy commute to Victoria, this property has it all and has room for everyone.

### SPECS & FEATURES

|             |                |          |                       |
|-------------|----------------|----------|-----------------------|
| Area        | Z3 Cobble Hill | Age      | 2003                  |
| Bedrooms    | 5              | Taxes    | \$4,484               |
| Bathrooms   | 3              | Tax Year | 2019                  |
| Lot Size    | 2.47           | MLS#     | 465891                |
| Floor Space | 3436           | Parking  | Open, Garage - Double |



To view more info, scan this QR code with your smart phone



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