



3334 Empress Ave

\$1,069,000



Cobble Hill Acreage with HUGE Shop!

Situated at the base of Cobble Hill Mt on a private & tranquil .99 acre lot, this lovingly maintained family home is a must see! Offering 3 bdrms & 3 baths in 2,427 Sq. Ft. of living space w/a functional layout that could easily be suited, there is truly room for everyone. Just a few features of this great home include; bright sunroom, all bedrooms on the main floor, heat pump with A/C, large family room, covered patio off the kitchen & much more. The gently sloping & partially treed property boasts a 940 Sq. Ft. over height shop w/camper lift, RV sani dump, separate carport, garden areas & lots of sunshine & could be fenced further to accommodate horses or other animals. The location is ideal w/hiking & horse trails at your door & a short drive to all amenities of Cobble Hill, Shawnigan or Mill Bay as well as an easy commute to Victoria. Pride of ownership is eminent throughout this home & property. If you are looking for the perfect place to raise your family, you've found home!

SPECS & FEATURES

Area	Cobble Hill	Age	1987
Bedrooms	3	Taxes	3563
Bathrooms	3	Tax Year	2021
Lot Size	0.99 Acre	MLS#	909715
Floor Space	2177	Parking	Garage/Carport/Shop



To view interactive floor plans scan this QR code with your smart phone



JOHANNSEN GROUP REALTY INC

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