



# 1723 Sandy Beach Road 2 Mill Bay British Columbia

\$1,399,000

**\*\*Open House Saturday, May 18th from 12:30-2 PM\*\* NEW PRICE! No GST/ PTT. Not currently affected by BC Spec Tax or Foreign Buyer Ban. Welcome to your chance to own a brand new 1,415 SF waterfront residence situated in an exclusive and welcoming community featuring access to a shared dock and beach access. Impeccably finished, this custom-built 2-bd luxury residence offers main level living that includes a primary bdrm with walk-in closet and 3-pc ensuite, guest bdrm, dining and living area & high-end kitchen. Among other extras, enjoy an elegant gas fireplace, in-suite laundry and heat pump for ultra-efficient heating and cooling. This residence is also pre-wired to support solar power; just add solar panels to the roof! Expansive decks on both levels boast 180-degree water views. Downstairs there is flex space for media, office, an artist studio, gym or other options. Forget about yard work, and enjoy shared community amenities including a gazebo, workshop and more. Nearby, Mill Bay shopping, restaurants and marina are just minutes away. This well-situated beachfront home is readily accessible via BC Ferries service from Brentwood Bay, and the Island Highway connecting Victoria and other coastal communities. (id:6769)**

Recreation room 14'3 x 10'9

Family room 12'3 x 12'2

Living room 18'0 x 12'10

Ensuite 3-Piece

Dining room 13'7 x 10'3

Kitchen 9'9 x 10'3

Bedroom 9'4 x 8'1

Primary Bedroom 10'10 x 9'2

Bathroom X

Listing Presented By:



Originally Listed by:

Engel & Volkers Vancouver Island



Royal

LePage

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