



## 11 Little Bear Way Royston BC

\$1,695,000

Exceptional Craftsman-style executive home on .69 acres in Royston, just a short walk to the ocean and beach. This stunning property offers three spacious bedrooms plus a den, including a main-level primary suite with a gorgeous ensuite, soaker tub, walk-in closet, and French doors leading to a covered deck—perfect for morning coffee and birdwatching. The open-concept chef's kitchen features a large granite island, bar seating, and ample cabinetry. Vaulted ceilings in the living/dining area create an airy feel with a cozy gas fireplace and large windows for natural light. Upstairs includes a bedroom, den with French doors, bath, and loft. The lower level has a third bedroom with WIC, a bath, family room, craft room, and storage. Updates include a new heat pump, roof, and renovated main bath. A four-car garage with a mechanic's wash station, breezeway/carport, patio, manicured lawns, and mature landscaping complete this incredible home.

Listing Presented By:



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