



## 2229 Graduation Pl 14 Saanich BC

\$1,269,900

UNIVERSITY RIDGE TOWNHOMES / Central Gordon Head location that is just steps to UVic, shopping, parks and recreation. Main level features soaring 20ft ceilings, living room with large picture windows and a cozy gas fireplace, a spacious dining room, bright kitchen with an eating area, family room with a gas fireplace, a bathroom, and a spacious Primary Bedroom with a walk-in closet and ensuite bathroom. Attached double-car garage and a walk-in laundry room. The backyard offers a lovely zen-like garden and patio area perfect for BBQing and social gatherings. Upper level offers 2 more large bedrooms and an open plan office area. Plenty of storage space up and down. This very well run 2003 built complex has a healthy contingency fund and is on main transit routes to downtown, nearby rec centres and the library. Arbutus Cove with its quiet scenic beach is a short walk or head to UVic with many of its facilities and gardens open to the public including Mystic Vale, a gorgeous nature trail.

Listing Presented By:



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