



## 1436 Merritt Pl Victoria BC

\$1,695,000

This delightful 5-bedroom, 4-bath home is a perfect blend of family comfort and versatile revenue potential. Tucked away in a quiet cul-de-sac, this home offers stunning views of Cedar Hill Golf Course & beyond. Upstairs features a primary suite and 2 additional bedrooms, along with a large glass enclosed deck with direct yard access. A bright kitchen w/ s/s appliances & cozy fireplace add to the charm of this home. Large windows flood the home with natural light, showcasing the flexible layout and numerous options this property offers. On the lower level is a private suite that can be 1-2 bedrooms & self-contained w/ s/s appliances, & another fireplace, providing a flexible space perfect for a home business. Both levels offer 1500sqft+. This home also features an attached 1 1/2 car garage & ample storage. Walking distance to schools, and close to bus routes. Whether you're looking for a fantastic family home, a revenue property, or a bit of both, the options here are truly endless.

Listing Presented By:



Originally Listed by:  
eXp Realty

[bruce.cournall@exprealty.com](mailto:bruce.cournall@exprealty.com)



**Royal**

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)