



# 1436 Merritt Pl Victoria BC

\$1,595,000

This delightful 5-bed 4-bath home is a perfect blend of family comfort & 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 & 2 additional bedrms, along w/ a large glass enclosed deck w/ direct yard access. A bright kitchen w/ s/s appliances & cozy FP add to the charm of this home. Large windows flood the home w/ natural light, showcasing the flexible layout & numerous options this property offers. On the lower level is a private suite that can be 1-2 bedrms & self-contained w/ s/s appliances, & another FP, 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, bus routes & beside the Cedar Hill Rec centre for all amenities. 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:



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