



2229 Arbutus Rd Saanich BC

\$2,288,000

A perfect home - for a family; extended family; or use as two homes and a suite. Currently generating over \$50K in annual revenue with just 2 of 3 dwellings rented. Beautiful forest, garden, meadow and ocean views - all just minutes from UVic, schools and Arbutus Cove park and beach. Set on a .543-acre lot this 3,505 sf, 7 bd, 4.5 ba, 3-kitchen residence includes: a 1,972 sf 3 bd, 2 ba main house (renovated 2011); 1,187 sf 2 bd, 1.5 ba authorized attached Garden House (2009), and a 782 sf 2b, 1 ba in-law suite (2023). Enjoy use as contiguous living space or as separate quarters. Renovated main residence features updated windows, roof, stucco & exterior finishing, kitchen (2019), front deck, plus cove ceilings, fireplace, hardwood floors and water views. Mature garden includes gorgeous Magnolia and other trees. Ample storage in detached 2-car garage and other areas. Only 5 steps from car to kitchen. Nestled between two large properties, speaks to future redevelopment potential.

Listing Presented By:



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Engel & Volkers Vancouver Island

randall.mang@evrealestate.com



RE/MAX Ocean Pacific Realty

2230A Cliffe Ave., Courtenay, BC,
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca