



## 2815 Shoreline Dr View Royal BC

\$1,350,000

Nestled along the tranquil coastline of Portage Inlet, this 2,100+ sq/ft 4 bed/2 bath mid-century home offers scenic views over the protected waterway & the perfect launch spot for kayaking & paddle boarding. Enjoy captivating views of this tidal estuary which is part of a migratory bird sanctuary supporting a biologically diverse population of plants & marine wildlife. Situated on a private .29 acre parcel, the property neighbors Christie Point & enjoys close proximity to schools, parks, transit & a 15 min commute to Victoria's downtown core. Inside, the home boasts vaulted ceilings, large picture windows, wood floors, natural gas forced air furnace & a permitted Type 2 Secondary Suite. Bring your design ideas to modernize the space, or possibly build new your waterfront dream home. Metal roof, circular driveway, dbl garage & mature gardens sloping down to the walk-on waterfront. Same owner for over 32 years. The perfect combination of price, location & home....seize this opportunity.

Listing Presented By:



Originally Listed by:  
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