



## 3042 Larkdowne Rd Oak Bay BC

\$1,800,000

Nestled in the desirable Oak Bay neighbourhood, this charming 4-bed, 3-bath residence blends modern amenities with enduring character. As you enter the spacious foyer, you're greeted by a warm ambiance & thoughtful design that flows effortlessly throughout the home. The main living areas boast gleaming hardwood floors & 2 inviting wood-burning fireplaces, creating a cozy gathering atmosphere. Enjoy culinary delights in the well-appointed kitchen featuring upgraded countertops & an inviting eating area, complemented by a separate formal dining room--ideal for entertaining. The home's flexible floor plan allows for versatile living options, catering to everyday life & special occasions. Step outside to your large, private backyard oasis, where you can unwind amidst lush greenery. The lower level features a spacious rec room, a convenient laundry area, ample storage & versatile flex space. This area is thoughtfully connected to the mudroom & garage, ensuring functionality & ease of living.

Listing Presented By:



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