



## 3240 Kilipi Rd Mill Bay BC

\$1,595,000

Surrounded by trees and picturesque farmland, this special property on a 2-acre lot in sought-after Mill Bay offers a retreat from city life while maintaining easy access to Victoria and Duncan. Beyond private gated entry, this 5-bedroom, 4-bathroom home offers comfortable main floor living. A spacious kitchen includes walk-in pantry w/ ample storage. Step outside for your morning coffee in the sun & unwind in the evening under the lights of the covered gazebo. Adding to its appeal is a furnished suite w/ ensuite & kitchenette, ideal for guests, in-laws & zoned for B&B. Upstairs are 3 bedrooms & 2 large bonus spaces - perfect for an office, art studio, theatre - endless possibilities! A heat pump ensures warm efficient winter heat & cool summers. The grounds offer mature fruit trees, protected vegetable area & fenced yard, great for kids & pets. With shopping & great schools nearby, this idyllic location combines the best of both worlds: a peaceful haven and modern convenience!

Listing Presented By:



Originally Listed by:  
Macdonald Realty Victoria

kristel@kristelwalker.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca