



3319 Linwood Ave Saanich BC

\$1,160,000

This is as central as it gets! Ultimate flexibility with a 1, 2, or 3-bed mortgage helper on a 1/4 acre lot offers plenty of space to grow and future development potential. Cloverdale Elementary, Thrifty Foods, and Rutledge Park are just a short stroll away down the mature Gary Oaks Lines street. The warmth of coved ceilings and fir floors greet you on the main, and the huge bonus room opens onto a spacious entertainers deck. The spacious kitchen has loads of storage and prep space! Easily drive down the side of the home to access your shop, and plan for your future garden suite. Downstairs you'll find three beds, the second kitchen, and a generous bathroom with heated floors and in-suite laundry. New roof est. 2020, electrical upgraded to 200 amp, high-efficiency gas hot water and laundry and security system throughout. Uptown, Mayfair, Hillside Shopping centers, Restaurants, Cedar Hill Golf and rec center are all under 10 minutes drive. 90 Bike and 78 Walk Score!

Listing Presented By:



Originally Listed by:
Royal LePage Coast Capital -
Chatterton
josh.marek@royallepage.ca



RE/MAX Ocean Pacific Realty

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

Phone: 250-702-5950
Fax:
corony@shaw.ca