



## 3349 University Woods Oak Bay BC

\$2,389,000

Lovely & spacious 4 BD/4 bath 3600+ sq ft home on a beautifully manicured 0.3 acre lot, ideally located in a tranquil enclave of executive homes in Oak Bay. The floor plan is thoughtfully engineered for entertaining with generous sized rooms including a foyer entrance w cathedral ceilings, formal dining room & elegant living room overlooking the beautiful gardens, den /office & well apportioned kitchen perfect for family gatherings. The principal bedroom is also on the main, complete with large ensuite & dual walk-in closets. There is an abundance of storage throughout the home, including a double garage & laundry room. Upstairs there are two more bedrooms with garden views as well as a spacious 4th bdrm/ family room featuring a secondary stairway accessed from a mud room entry on the main. The expansive back yard is a highlight offering complete privacy & spacious patio for entertaining. Close to excellent schools, UVIC, recreation & all that make this neighbourhood so desirable.

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Ltd.

[laura@laurafarquhar.com](mailto:laura@laurafarquhar.com)



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)