



## 3355 Grey Manor Rd Cobble Hill BC

\$1,599,000

This versatile, move-in-ready Cobble Hill rancher sits on 5.05 private acres and offers exceptional hobby, storage, and entertainment space. The home features a well designed layout with a country kitchen, french doors to a heated back deck, and a spacious 200 sq. ft. primary bedroom with a 5-piece ensuite and walk-in closet. Two additional bedrooms, an attached 2-car garage, and a generator add convenience. Hidden from the street behind the home are two oversized garages, 40'x30' and 38'x18', with nearly 12' doors, ideal for RVs, boats, and large projects. A fully finished "man cave" connects the garages and includes a custom bar, games room, media space, and cigar ventilation. The property also features a serviced pad for a mobile home, multiple parking areas, mature landscaping, and approximately \$75,000 worth of timber. Surrounded by mature trees and natural privacy, this is a rare opportunity to secure a property that supports work, play, and comfortable living, all in one place.

Listing Presented By:



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