



MLS#959741

## 3411 Gratton Rd Colwood BC

\$1,324,900

Welcome to 3411 Gratton Rd, where luxury meets coastal convenience. Situated on a tranquil street, this home offers direct access to the Perimeter Path leading to Royal Bay Beach and the lagoon. Enjoy the serenity of secluded living alongside the amenities of Royal Bay just moments away. Inside, discover a home filled with timeless charm and modern comforts. The main level features a cozy living space bathed with natural light, vaulted ceilings, a brand new kitchen, and an office/den perfect for work or leisure. Upstairs, a primary suite with an ensuite bathroom, ample closet space, two additional bedrooms, and a bathroom await. Outside, the landscape invites you to relax with a charming patio and many garden spaces. With Royal Bay's amenities nearby, including dining, shopping, schools and recreation, this home offers the perfect blend of convenience and allure. Enjoy a scenic morning commute along the lagoon, with year-round comfort ensured by a heat pump.

Listing Presented By:



Originally Listed by:  
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