



## 3450 Lord Nelson Way Saanich BC

\$2,349,000

Stunning custom-built, executive home near Oak Bay border and University Woods. This impressive 3276 sq ft home on 10,495 sq. ft. is only 14 mins to downtown & walking distance to St. Michael's, Camosun, & UVic. Sweeping views & lush landscaping offer both scope & privacy. The one-level living main has high ceilings, hardwood floors, 2 gas fireplaces, & huge windows. The huge gourmet kitchen offers granite tops, maple cabinets, & high-end appliances. The BBQ area is complete with stovetop burners. The primary bedroom has a new spa-like ensuite with a steam shower, soaker tub, & heated floors. Both decks on the main have expansive views. The lower level has new, premium carpeting, 2 huge bedrooms, a large custom office with a fireplace; a Murphy bed, an updated bathroom, & a spacious games room opening onto a large, covered patio. Generous storage spaces, new roof, & recently painted inside and out. This solidly constructed home offers a combination of luxury, setting, & practicality.

Listing Presented By:



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