



## 3533 Proudfoot Pl Colwood BC

\$2,399,000

There's only a handful of PANORAMIC OCEAN/CITY/MOUNTAIN VIEW properties on the upper ridge of the original phase of Royal Bay Development... & this is one of them! Gorgeous CUSTOM designed Primary-on-Main home w/walkout lower level, designed to capture breathtaking views from majority of the rooms! Flexible floorplan sure to please with 4bdrms on main PLUS walkout lower level where you'll find the sound-proofed/surround sound theatre room, home gym complete with steam room/spa bathroom, another bdrm...& ONE BEDROOM INLAW SUITE which was thoughtfully framed to be able to reincorporate for your own use! Bright OPEN CONCEPT great room w/11ft ceilings showcases the gourmet kitchen w/eating bar, while surrounded by Floor-to-ceiling wall of windows/sliders to bring the outside IN! HUGE .27acre fully fenced/hedged LEVEL REAR YARD + lots of Deck/patio space to take in the ocean view! CUL-DE-SAC! \*Bal of 10yr warranty.Forced Air w/Heat Pump.\*See supplement sheet-TOO MANY FEATURES to note

Listing Presented By:



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