



## 3538 Promenade Cres Colwood BC

\$1,698,000

Enjoy exceptional space, privacy, and south-facing ocean views in this elevated Royal Bay home. 5 Beds, 4 baths, with suite, and a double car garage! Positioned above neighbouring properties, it offers sweeping vistas of the Olympics from a secluded front balcony, plus a fenced west-facing patio for sunny outdoor living. The main level a generous primary suite with full ensuite and walk-in closet. The bright walk-out lower level offers great flexibility for guests, in-laws, or a self contained income generating suite. Additional unfinished space with its own entrance adds storage or further development potential. Recent upgrades include a mini-split heat pump and new flooring in the bedrooms and lower level. Features include natural gas heating, hot water on demand, gas stove and dryer, BBQ hookup, HRV, and central vacuum. Located in sought-after Royal Bay, close to golf, shopping, schools, and parks--this home offers comfort, versatility, and outstanding views.

Listing Presented By:



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