



## 3775 Roy Creek Rd Royston BC

\$1,250,000

Located in desirable Royston on a quiet cul-de-sac, sitting perfectly on .974 acre. This beautiful Cape Cod home has room for everyone! Open concept kitchen w/gorgeous maple wide plank floors sits in between the dining & family rooms w/cozy woodstove & vaulted ceilings, making entertaining/family time a breeze. A separate living room offers peace to those needing quiet time. Huge mud/laundry rm off the garage. Spacious sundeck, w/large covered portion for year-round BBQ's. Primary suite on the main w/vaulted ceiling, WIC, ensuite & access to the sundeck + 4 more bdrms upstairs, with full bath, lots of storage & den! The 5th bedroom could be a bonus room? Outside, you'll love the privacy offered by mature trees, hedges and the little fish-bearing creek in the back, complete with a bridge. Lots of parking, room for a boat/RV and a cute detached shop. Easy bike or walk to the beach, Royston E is only a block away & Courtenay is a quick 5 min drive!

Listing Presented By:



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