



3803 Merriman Dr Saanich BC

\$1,049,000

This bright and well-maintained property offers exceptional space, flexibility, and outdoor living on an expansive nearly 11,000 sq.ft. lot. The main level features 3 comfortable bedrooms, a welcoming L-shaped living and dining area, and two sun-filled sunrooms that create ideal spaces for relaxing, reading, or enjoying the surrounding garden views year-round. And large windows bring warmth and natural light throughout the home. The lower level provides excellent flexibility with 4 additional bedrooms, a second kitchen, and separate laundry area, offering great potential for extended family living or additional accommodation. Additional features include a greenhouse, garden shed, and RV parking, along with practical upgrades such as thermo windows, added insulation, and an efficient heat pump system. Conveniently located near parks, schools, and amenities, this property offers a rare combination of space, versatility, and outdoor lifestyle in a desirable residential setting.

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