



## 3956 Cedar Hill Cross Rd Saanich BC

\$1,198,000

This beautiful 1349 square foot, 3 BDR 2BR character home is the one you have been looking for! Ideal for young families or retirees. This home boasts charming coved ceilings & new composite wood flooring throughout. Recent upgrades include a new gas heating system, sump pump, gas tankless water heating system, dishwasher, microwave, range hood, washer&dryer, and toilets. The LR is cozy with a new gas fireplace. An upgraded electrical panel and a 220V electric car charging station bring the home to modern standards. The kitchen is designed for functionality with wood cabinets, a stovetop range, a wall-mounted oven, an island, and a stained glass window. The light pipe in the kitchen, thermal windows, ample parking, and beautiful gardens enhance the home's appeal. There is also a detached 20x10 insulated studio/office. The outdoor space features a huge sun-drenched patio area, fruit trees, and vegetable gardens. Conveniently close to buses, shopping, schools, parks, and more. Easy to view!

Listing Presented By:



Originally Listed by:  
Fair Realty

cindy.guanwei@gmail.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

corony@shaw.ca