



## 3086 Washington Ave 4 Victoria BC

\$974,999

No GST, 2023 build! Bright, 4bed, 3bath end unit home, designed with comfort & convenience in mind. A double garage and ample storage caters to practical needs, while a functional layout ensures a delightful living experience. Centrally located for easy commutes and great for biking on the Galloping Goose. With a family-friendly ambiance, this property includes a bedroom at the entry level, ideal for an older child, roommate or flex space. On the second level you'll find a half bath, spacious dining, living room & kitchen with a gas range, beautiful cabinetry and quartz countertops. The living room opens to a balcony with a natural gas hookup that overlooks the green space with mature trees. The upper level offers a full bath, 3 bedrooms & a full ensuite & walk-in closet in the primary bedroom. Additional features: natural gas furnace, HRV and EV charging capability in the garage. The finishings are a perfect blend of classic & contemporary, making this space feel like home sweet home!

Listing Presented By:



Originally Listed by:  
Pemberton Holmes - Cloverdale

[info@gillianmandville.com](mailto:info@gillianmandville.com)



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)