



## 420 Pelican Dr Colwood BC

\$1,806,623

This one owner "Custom Home" is being offered for the 1st time since completed in 2008. Appointments are easily arranged. Completion negotiable. Set on a unique 0.52 acre lot in "The Bluffs" at Royal Bay this is truly an irreplaceable home! If you are searching for that elusive family style home, in a private parklike setting. Floor plans and a Virtual Open House are available either by calling the listing agent or viewing online. The legal one bedroom suite downstairs is vacant and has only ever been occupied by a family member. Do you need extra space for extended family as well as the suite income? That potential is also possible in this plus 3900 sq. ft. dream residence. Main floor living beckons with the Primary bedroom, huge walk-in, Master ensuite, second bedroom, Music/sitting room, Kitchen, eating bar, living, dining, computer nook, laundry, & main bath all on one level. Downstairs provides a large recreation room, media room and furnace/utility. Heated floors in upstairs baths.

Listing Presented By:



Originally Listed by:  
Pemberton Holmes - Cloverdale

[gary@GaryMcInnis.com](mailto:gary@GaryMcInnis.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)