



## 445 Grafton St Esquimalt BC

\$2,200,000

OVER \$600K BELOW ASSESSED VALUE. This waterfront wonder spans 150 feet of shoreline and abuts beautiful Denniston Park. Sitting pretty on a rare 1/2 acre lot with tiered lawns frequently visited by Canada Geese, otters, eagles - you name it - it's nature personified. Feast your eyes on the Strait of JDF, the Olympic range, and Port Angeles - it's like having nature's IMAX right in your living room. And when you've OD'd on scenery (if that's even possible), take a leisurely stroll down to your secluded beach. Inside, it's a whopping 3767 SF of potential, begging for your design wizardry. Cook up a storm in the kitchen, chill in the sunroom, or plot your next grand scheme on the deck - the choice is yours! Parking? Sorted. Double Garage? Got it. Side lane access? Of course! And with downtown just a stone's throw away, you can be at the party in minutes. Insanely priced this is the waterfront gem you've been waiting for.

Listing Presented By:



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