



MLS#975362

471 Green Mountain Rd Saanich BC

\$3,465,000

The quintessential farmhouse where town meets country - this custom, 2023 Philco Construction build is sure to impress! On a private, 1.38 acre south-facing parcel, this property consists of the perfect blend of manicured landscaping & farmland, split by a meandering creek. The carefully considered, flexible floor plan allows for easy main floor living. Upon entry, you will be struck by the 14ft vaulted ceilings that carry through the entirety of the main floor and oversized covered deck. The primary bedroom, also located on the main, has a luxurious ensuite, generously sized walk-in closet, and overlooks the expansive property. Attention to detail is in abundance, with high end kitchen cabinetry, finishing carpentry, and a top of the line appliance package. Reclaimed wood is strategically used throughout to provide a rustic, elegant feel to the home. The flexible downstairs allows for 3 beds (one an office option), 2 baths, and its own entrance. All covered by a New Home Warranty.

Listing Presented By:



Originally Listed by:
Engel & Volkers Vancouver Island

brett.cooper@evrealestate.com



RE/MAX Ocean Pacific Realty

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

Phone: 250-702-5950

Fax:

corony@shaw.ca