



## 4725 Appaloosa Way Duncan BC

\$2,888,000

Rural retreat on a level 4.4-acre parcel of pristine countryside. Custom built (2021) luxury home spanning 3,765 sq. ft. Dream kitchen with Jenn-air appliances, 6-burner range, SXS fridge & freezer, under-counter fridge, quartz counters, center island & walk-in pantry. Open-concept living with fireplace, built-in cabinetry, crown molding, & engineered hardwood flooring. Primary suite w/ luxurious ensuite. Pedestal tub & glass-walled shower. French doors access the hot tub, pool, & covered patio. Two more bedrooms, walk-in pantry, laundry room, & 4-piece bath on the main. Heated custom pool is a masterpiece, swim-up bar, basalt column fountains, custom underwater lighting, outdoor shower & more. Detached 3-bay garage with a custom wet bar & a 2-piece bathroom. 1029 sq. ft. unfinished upper floor waiting for your ideas. There is even a 22kw whole-house backup generator. This fully fenced property provides ample room to add a barn, riding ring, and more. This could be your dream property!

Listing Presented By:



Originally Listed by:  
Sotheby's International Realty  
Canada (Vic2)

brian.danyliw@sothebysrealty.ca



**Royal**

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

corony@shaw.ca