



## 3366 Mary Anne Cres B Colwood BC

\$949,000

Seize this rare opportunity to own a remarkable over 8,000 sq. ft. lot on Mary Anne Crescent, complete with all services available! The property is equipped with driveways, street lights, sewer, storm drains, curbs, and natural gas. Plus, Colwood-approved plans are in place, so you can get started on your dream home right away. This lot offers incredible potential for stunning ocean and city views, making it the perfect canvas for your custom build. Whether you're envisioning a one-family or two-family dwelling, group home, or a secondary suite, the Residential R2 zoning offers flexibility for various uses. You can also add accessory buildings and structures or operate a home occupation. Located near new Royal Bay development, new Westshore shopping centre, bus routes, Esquimalt Lagoons, good school and in a nice neighborhood.

Listing Presented By:



Originally Listed by:  
eXp Realty

taebola@shaw.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca