



# 445 Grafton Street Esquimalt British Columbia

\$2,290,000

OVER \$500K 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. (id:6769)

Bathroom 8 ft X 8 ft

Unfinished Room 6 ft X 6 ft

Laundry room 12 ft X 9 ft

Recreation room 24 ft X 14 ft

Recreation room 11 ft X 8 ft

Family room 16 ft X 14 ft

Storage 20 ft X 11 ft

Bedroom 17 ft X 14 ft

Bathroom 3 ft X 5 ft

Entrance 10 ft X 7 ft

Bathroom 3-Piece

Bedroom 12 ft X 10 ft

Primary Bedroom 19 ft X 13 ft

Sunroom 19 ft X 11 ft

Eating area 15 ft X 10 ft

Kitchen 18 ft X 14 ft

Living room 24 ft X 15 ft

Listing Presented By:



Originally Listed by:

Pemberton Holmes - Cloverdale



Royal

**LePage Kelowna**

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