



# 10 Phillion Place Esquimalt British Columbia

\$2,650,000

Nestled on the Gorge Waterway's most desirable spot, this waterfront gem boasts a stunning renovation with a private dock and detached 3 car garage. With every turn offering breathtaking views, privacy combines with nature as canoes glide silently by. This home, perfect for entertaining, features multiple decks and a pristine updated pool, set on a lush 1/2 acre in Victoria. Offering one-level living with 3 bedrooms, 3 baths, and a versatile fourth room/mini-suite, it's a rare find that blends convenience with luxury. Downstairs features over 2000sf of space for a future media room, suite, or incredible workshop. Over \$250,000 invested in updates ensures this property is not just a home, but a lifestyle choice. This is a must-see home that truly stands out. (id:6769)

Storage 14' x 7'

Workshop 12' x 10'

Storage 20' x 10'

Storage 20' x 17'

Storage 19' x 15'

Bedroom 14' x 14'

Bedroom 12' x 12'

Bedroom 14' x 10'

Bathroom 7' x 5'

Bathroom 9' x 8'

Primary Bedroom 15' x 15'

Kitchen 23' x 13'

Dining room 14' x 12'

Entrance 12' x 6'

Living room 23' x 18'

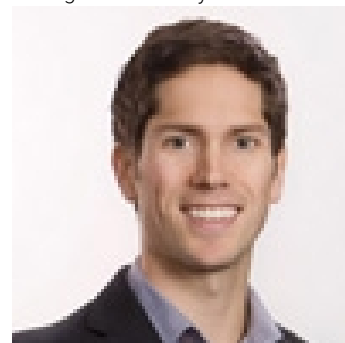
Patio 21' x 10'

Patio 9' x 8'

Patio 15' x 8'

Patio 18' x 18'

Listing Presented By:



Originally Listed by:  
RE/MAX Camosun  
<http://www.citynest.ca/>



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
[info@joepeters.ca](mailto:info@joepeters.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.