



## 3240 Kilipi Road Mill Bay British Columbia

\$1,595,000

Surrounded by trees and picturesque farmland, this special property on a 2-acre lot in sought-after Mill Bay offers a retreat from city life while maintaining easy access to Victoria and Duncan. Beyond private gated entry, this 5-bedroom, 4-bathroom home offers comfortable main floor living. A spacious kitchen includes walk-in pantry w/ ample storage. Step outside for your morning coffee in the sun & unwind in the evening under the lights of the covered gazebo. Adding to its appeal is a furnished suite w/ ensuite & kitchenette, ideal for guests, in-laws & zoned for B&B. Upstairs are 3 bedrooms & 2 large bonus spaces - perfect for an office, art studio, theatre - endless possibilities! A heat pump ensures warm efficient winter heat & cool summers. The grounds offer mature fruit trees, protected vegetable area & fenced yard, great for kids & pets. With shopping & great schools nearby, this idyllic location combines the best of both worlds: a peaceful haven and modern convenience! (id:6769)

Studio 20 ft X 14 ft

Office 16 ft X 11 ft

Bathroom 3-Piece

Ensuite 11 ft X 5 ft

Primary Bedroom 15 ft X 11 ft

Bedroom 11 ft X 11 ft

Bedroom 11 ft X 11 ft

Other 14 ft X 13 ft

Porch 20 ft X 5 ft

Porch 17 ft X 7 ft

Patio 16 ft X 14 ft

Ensuite 3-Piece

Bedroom 20 ft X 13 ft

Bathroom 3-Piece

Laundry room 8 ft X 6 ft

Bedroom 12 ft X 10 ft

Pantry 11 ft X 6 ft

Eating area 11 ft X 9 ft

Kitchen 15 ft X 15 ft

Listing Presented By:



Originally Listed by:  
Macdonald Realty Victoria

<http://www.kristelwalker.ca/>



CREA

DDF

#230, 70 Mcleod Ave , Spruce  
Grove, AB,

Phone: 780-920-0550  
[tyson@royallepage.ca](mailto:tyson@royallepage.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.