

jane denham
REAL ESTATE GROUP



3331 Royal Vista Way

Spectacular Location...

Spectacular location on the 11th fairway, .31 acre showcasing low maintenance mature landscaping and a southern exposure level yard. Traditional styling meets West Coast craftsmanship with solid fir doors, wood trim, pristine millwork, oak hardwood flooring, charming bay windows, large picture windows with small panes create a classic aesthetic. Abundant natural light from dawn to dusk, this spacious floor plan of 4,628 sf, 5 bedrooms, all w/ walk-in closets, den, & 5 bathrooms, one with steam shower. With 9' ceilings on the main floor, a feeling of open space yet intimate, cozy rooms, gas fireplace in the living room, wood insert fireplace in the family room, dining room access to covered deck, fabulous kitchen/ breakfast rooms, Thermador gas cooktop, Subzero fridge, ideal for entertaining. Upstairs 5 bedrooms, 3 open onto the full width deck - rebuilt in 2022, heat pump for A/C, gas H/W tank 2023, HRV - 2023, plumbed for Hot tub, Poly B removed to the street. Full crawl space 6'8".

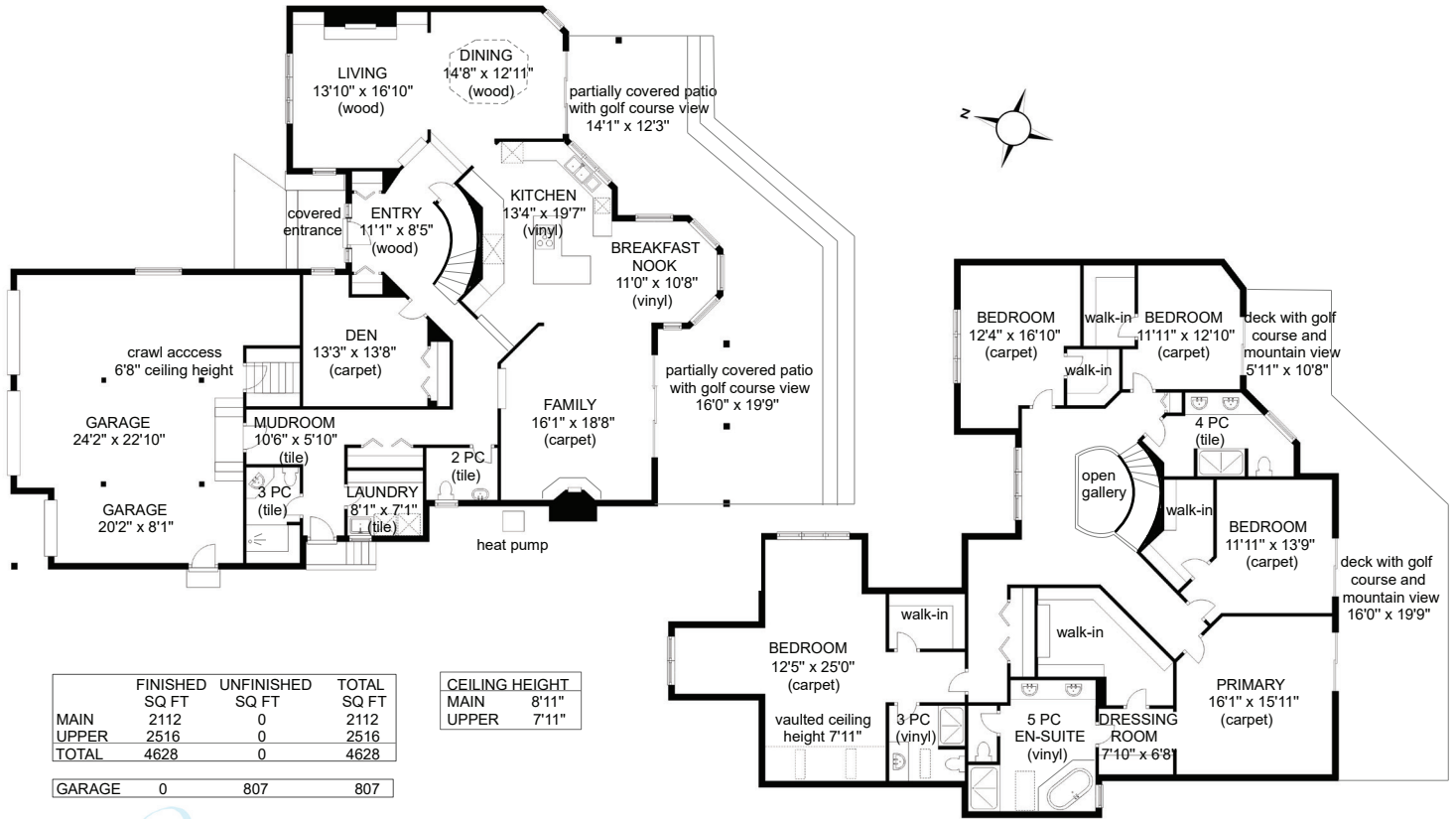


3331 Royal Vista Way
Listed at \$1,575,000
5 Bd | 5 Ba
4,628 Sq Ft



MLS #: 1039404
Lot Size: 0.31 Acres
Year Built: 1996
Zoning: CD-1

3331 ROYAL VISTA WAY



	FINISHED SQ FT	UNFINISHED SQ FT	TOTAL SQ FT
MAIN	2112	0	2112
UPPER	2516	0	2516
TOTAL	4628	0	4628
GARAGE	0	807	807

CEILING HEIGHT	
MAIN	8'11"
UPPER	7'11"



Prepared for the exclusive use of Jane Denham
 REMAX Ocean Pacific
 250-898-1220



Measurements on the plans are intended for visual reference purposes only and should be verified

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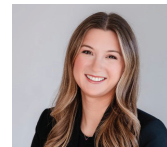
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