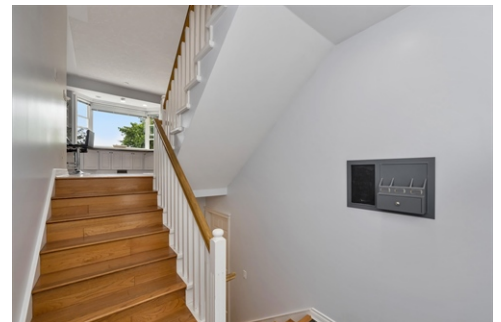


# Welcome Home



\$ 995,000



308 Island Hwy, Victoria, BC V9B 1G8

- » Beds: 5 | Baths: 4 Full
- » Duplex | 2,808 ft<sup>2</sup> | Lot: 7,000 ft<sup>2</sup>
- » Fenced Yard
- » In-law suite with separate laundry
- » Attached garage and room for 4 vehicles
- » More Info: 308IslandHwy.com



**Brock Webber**

(250) 715-5414

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<http://www.webbers.ca>



Pemberton Holmes  
805 Cloverdale Ave #150  
Victoria, BC V8X 2S9  
(250) 715-5414

Perched up in the hills of View Royal. This custom built home has exceptional views overlooking trees, city, mountains & even Mt Baker on a clear day. This property is accessibly set back off the main road providing a unique and private opportunity for those who enjoy having their own space while still close to town. The main & upper levels have 4 bedrooms and 3 bathrooms. Featuring a large master bedroom with ensuite and balcony. Tastefully finished throughout with hardwood floors, crown molding, high ceilings, central vacuum, gas fireplace & a bright open floor plan which is ideal for hosting. Walkout fully fenced backyard featuring a two tiered pond, & patio with awning. Perfect for BBQing! The lower level has 1 bed/ 1 bath, its own entrance & an in-law with separate laundry. Perfect as a mortgage helper or additional space to suit your needs. This unit has 4 parking stalls including an attached garage & additional storage under the driveway! Conveniently situated near the ocean, Victoria General Hospital, shopping, schools, fields, shopping, bus routes & much more.

