

3921 Persimmon Drive

Price \$899,000



Custom Home - First Time on Market
3 Bed - 4 Bath with In-law
Cedar Hill - Very Quiet Cul-de-Sac



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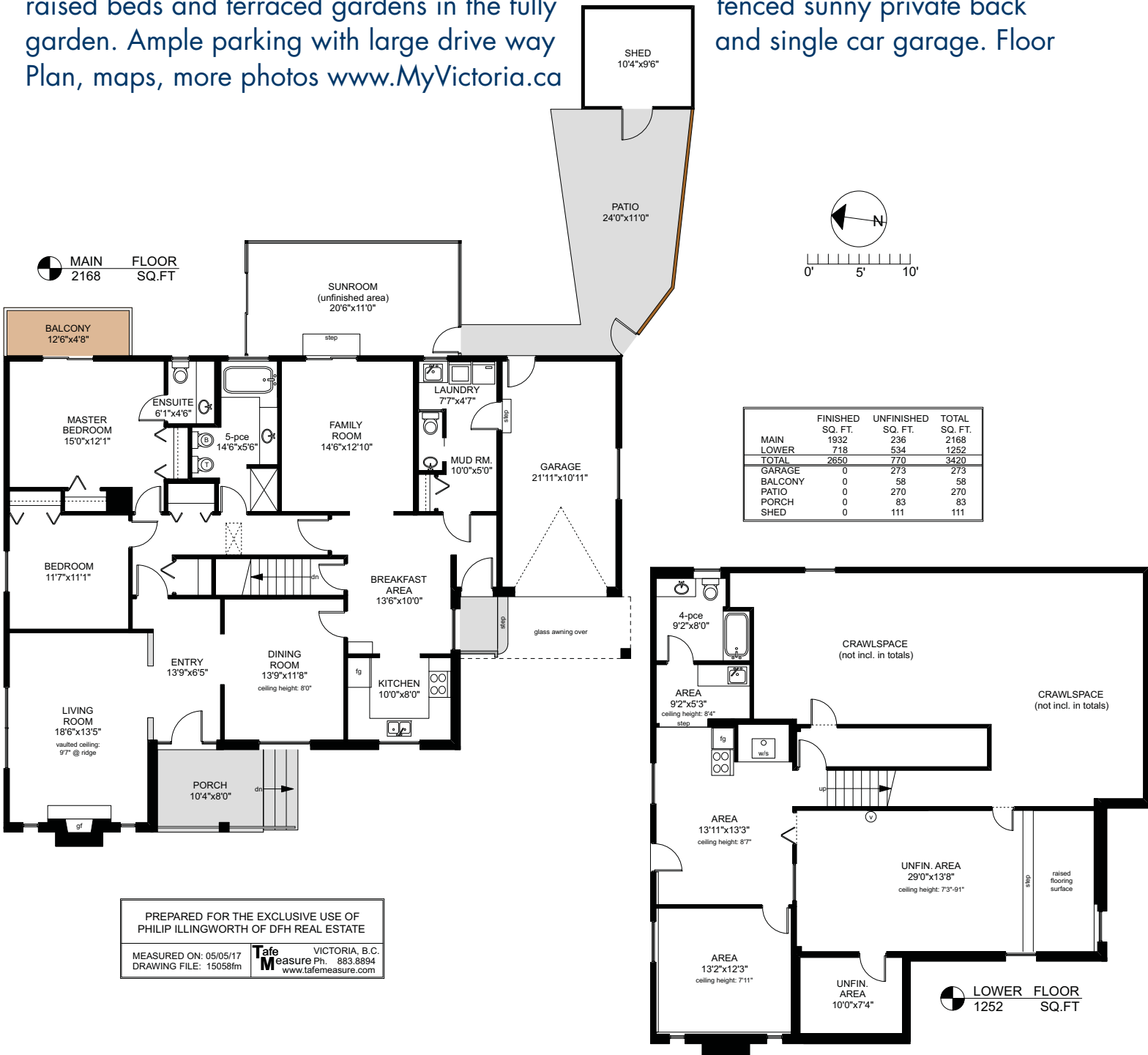
PHILIP
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Private Garden with Raised Beds & Terraces

First time on the market for this custom built 1985 Bungalow! Situated on a very quiet cul-de-sac in the Cedar Hill area with easy access to shopping, Cedar Hill Golf and Recreation, schools and UVic. Spacious entry with marble tile floor leads to the generous sized living room with gas fireplace & cedar vaulted ceilings and formal dining with parquet wood floors. The bright kitchen has large eating area leading to the family room and easy access to the covered patio and back gardens. Two good sized bedrooms include Master with ensuite; full bathroom with shower and jetted tub and laundry and powder room complete the main level. Down you will find a one bedroom suite with separate entrance plus plenty of space for storage or future development. The front is beautifully landscaped with lawn, raised beds and terraced gardens in the fully fenced sunny private back and single car garage. Floor Plan, maps, more photos www.MyVictoria.ca



MLS® new
 Finished Area 2,650 sq. ft.
 Unfinished Area 770 sq. ft.
 Lot 7,510 sq. ft.
 Year Built 1985
 Taxes 2016 \$3,736
 Features Eating area and family room
 Marble tile & parquet floors
 Suite with private entrance

Elementary
 Middle School
 High School
 Parking
 Features

Braefoot
 Cedar Hill
 Reynolds
 Single car garage & driveway
 Vaulted ceilings
 Propane fireplace
 Mature gardens
 Covered patio
 Jetted tub & separate shower



In Your New Neighbourhood

Just a short walk to:

- ❖ Shopping - Shelbourne at Cedar Hill Cross & Saanich Centre
- ❖ Cedar Hill Golf Course & Rec – golf, walk, tennis, squash & more
- ❖ The Keg, Korean Gardens, Fifteen Fifty's, Lin Heung, Maude Hunters's Pub, The Urban Cup, Starbucks, Little Thai Place, Pho Ever & more

A short drive or bus ride to:

- ❖ Shopping - Downtown Victoria, Mayrfair, Hillside or Uptown Mall
- ❖ Beaches - East to Cadboro Bay or Willows Beach & Park
- ❖ Education - University of Victoria and Camosun College



Great Family Home with Mortgage Helper



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