

3455 Budehaven Drive

Hammond Bay

\$625,000



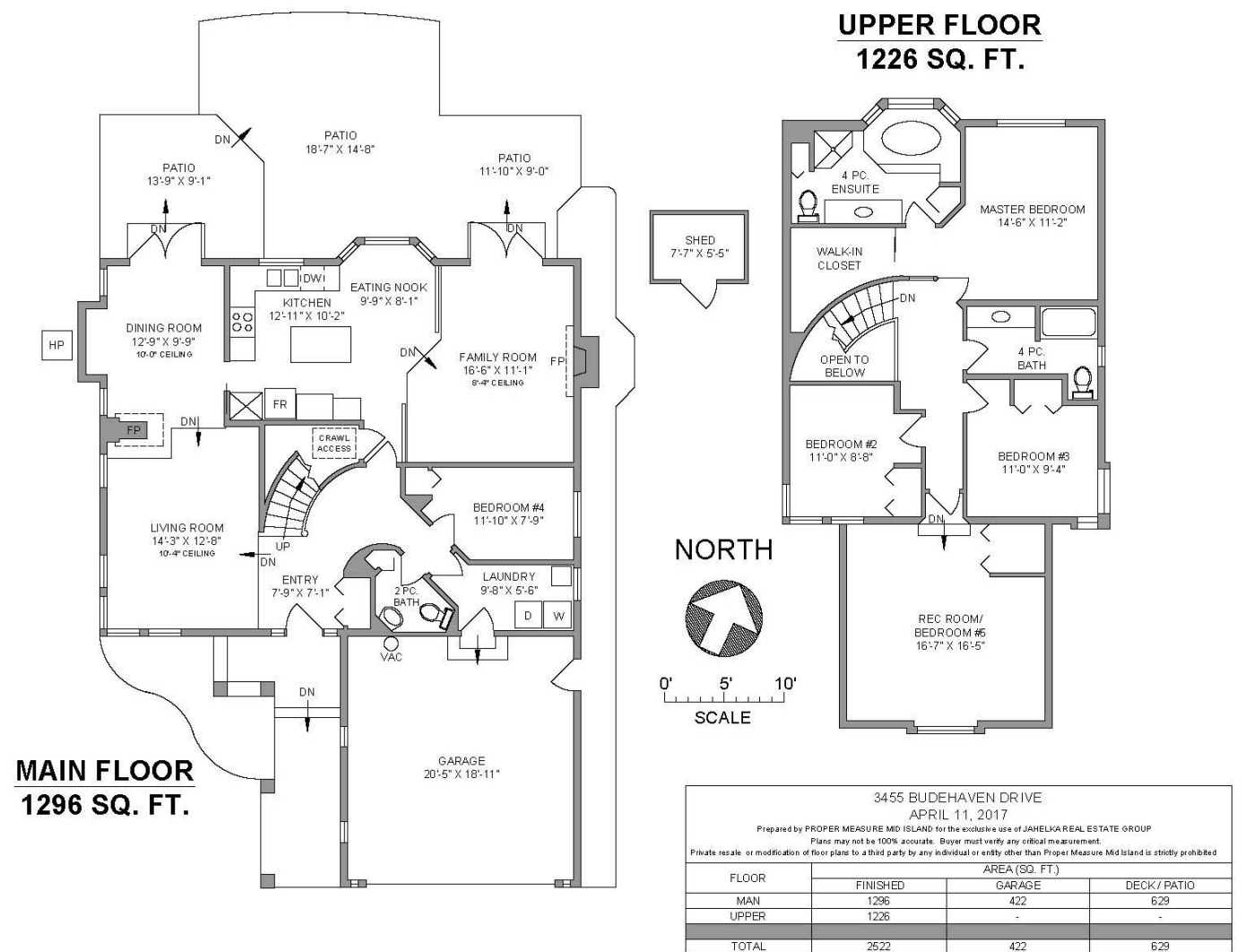
JAHELKA REAL ESTATE GROUP

Real Estate Redefined





MAIN FLOOR
1296 SQ. FT.



WELCOME HOME...

Curb appeal abounds as you approach this immaculate 2,522 square foot custom built home situated on a picturesque 0.16 acres backing onto Planta Park, located just blocks up from the ocean in the prestigious Stephenson Point area. With nature at your doorstep, you will be taken by the serenity in the fully fenced, well manicured backyard, complete with built-in sprinkler system, garden shed, gated park access, and plenty of room for the kids to play. The sizeable concrete patio provides the ideal venue for mid-summer barbeques and family memories to be made. Whether you are downsizing or looking for space to grow into, there is plenty of room to meet all of your storage and parking needs.

Walking through the front doors, pride of ownership is immediately evident as it is clear this home has been meticulously maintained. With an abundance of natural light, heightened ceilings, hardwood floors, crown mouldings, tasteful ceramic accents, and a carefully planned layout, you will notice no detail has been spared. Offering a functional design, stainless steel appliances and sizeable island, the beautiful kitchen is the hub of activity on the main floor. Open to the large family room offering french door access to the patio, the kitchen is centrally located between the eating nook and the formal dining/living room, an ideal location for hosting holiday dinners and events. You will also find a powder room, laundry room and a bedroom/office located on the main level. Upstairs you will be captivated by the spacious master bedroom, complete with its own 4-pc ensuite with jetted tub and large walk-in closet. Two additional bedrooms ensuring little ones will always be just steps away, a 4-pc bathroom and large rec room/bedroom ideal for your home-based business or an elderly relative round out the top floor.

With a new roof and tastefully updated with designer colours throughout, this home is move-in ready and certainly won't last long as it represents an extremely rare opportunity to move your family into a prestigious neighbourhood in a parklike setting, just blocks up from the beach at an attractive price point. All data and measurements are approximate and should be verified if important.

FEATURES

- Bedrooms: 5
- Bathrooms: 3
- Living Area: 2,522 sqft.
- Year Built: 1994
- Lot Size: 0.16 acre
- Parking: Garage, Driveway & Street
- Patio/Deck: Large Backyard Patio
- Backyard: Fully Fenced, Low Maintenance, with Gated Park Access
- Fireplaces: 2 - Natural Gas
- Elementary School: Departure Bay Elementary Eco-School
- Secondary School: Wellington Secondary
- Taxes: \$3,960.74 (2016)





GIVING REDEFINED: By working with the Jahelka Real Estate Group you will become a catalyst to change the world at no cost to you, as we will donate \$1,000 of our commission cheque from EACH residential sale to build homes in developing countries as a first step in a movement towards establishing self-sustaining, thriving communities.



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