

# Victoria Luxury Group

WEST COAST PROPERTY EXCELLENCE

## 3355 Grey Manor Rd | Cobble Hill, BC

Move-in-ready rancher with exceptional hobby, storage, and entertainment spaces on 5.05 acres

### Property Highlights

- One-level rancher on a private 5.05-acre parcel
- 3 bedrooms + 3 bathrooms
- 2,010 sq. ft. main residence
- Spacious layout with two fireplaces
- Large back deck (2018) with outdoor heating
- Two oversized detached garages behind the home
- Fully finished man cave with bar, games room & cigar ventilation
- Serviced pad for a mobile home
- Approximately \$75,000 in lumber on site
- Generator included; 3 total fireplaces (2 in home, 1 in man cave)

### Main Residence

- Open-concept kitchen, dining, and living spaces
- Country kitchen with honey oak cabinetry, center island, and bay window dining nook
- Brick-accented living room fireplace
- French doors leading to the covered, heated back deck
- 200 sq. ft. primary bedroom with walk-in closet
- 5-piece ensuite: jetted tub, separate shower, dual sinks
- Two additional generously sized bedrooms
- Tile flooring in kitchen/baths; cozy carpeted bedrooms
- Crown molding and recessed lighting throughout
- Attached 2-car garage with storage and utility area



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## Detached Garages & Man Cave

### Garage 1 — 40' x 30' (with 17' x 11' media room)

- Oversized sectional door - 11' 9"
- Ideal for projects, equipment, or car storage
- Built-in shelving & bright workshop lighting
- Smooth concrete slab flooring

### Garage 2 — 38' x 18'

- Oversized door for RV or boat storage - 12' 0"
- Perfect for hobbyists or additional vehicle space

### Man Cave

- Custom-built bar with seating
- Games room with billiards area & vaulted ceiling
- Dedicated cigar ventilation system
- Media zone with built-in speakers and TV area
- Stone and hardwood flooring details
- Third fireplace for year-round comfort

## Outdoor Features

- Expansive back deck (rebuilt 2018) with overhead heating
- Multiple parking areas for vehicles, equipment, and trailers
- Serviced pad for future mobile home or guest accommodation
- Mature landscaping with natural privacy
- Space for outdoor hobbies, gardens, or small-scale agriculture
- Opportunity to build more on the property

## Location — Cobble Hill, Vancouver Island

- Located in one of the Cowichan Valley's most scenic rural communities
- Minutes to Cobble Hill Village, Shawnigan Lake, and Mill Bay
- Easy access to Highway 1 for commuting to Victoria or Duncan
- Surrounded by farmland, vineyards, and recreation
- Ideal for buyers seeking privacy, workshop space, and flexible land use