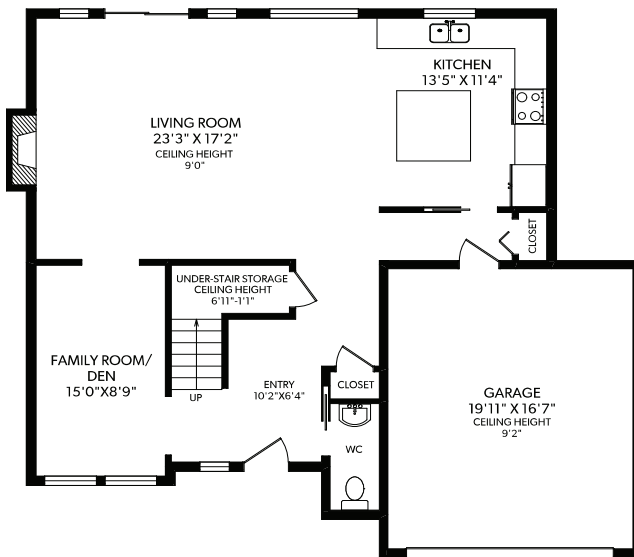
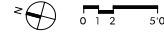
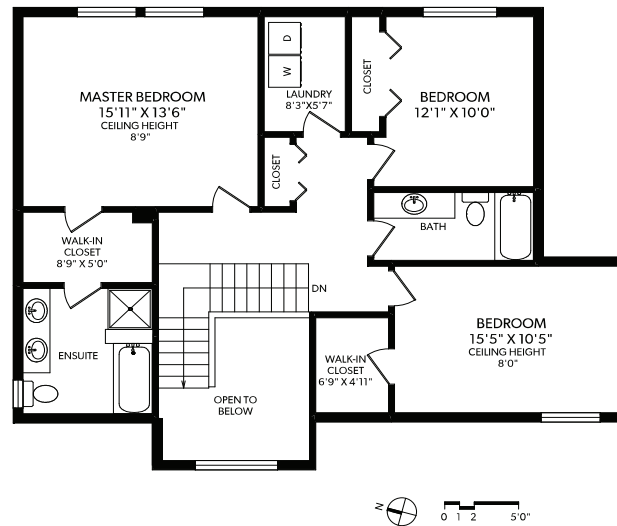


MAIN FLOOR



UPPER FLOOR



- 3 bedrooms up, den / family room on the main
- Backs on to massive Meadow Park
- Extra-wide 50' premium lot

One of our larger homes, with 3 bedrooms upstairs plus a den / family room on the main, this is a fantastic family layout. Enjoy a spacious great room with cozy gas fireplace and abundant windows looking over peaceful Meadow Park which adjoins the back yard – no neighbours behind you here! The master suite offers park views, a walk-in closet, heated-floor ensuite, double sinks, and separate tub & shower.

Other quality details, all included, are quartz counters, 9' ceilings, gas heat, gas on-demand hot water, and quality construction by the Limona Group - one of Victoria's most award-winning local developers with over 35 years of experience.

Royal Bay is a new waterfront community located close to great beaches, walking trails, and peaceful green spaces. Choose a quality Limona Home at Royal Bay and be at the forefront as this new neighbourhood develops into one of the most desirable of Victoria.

NO PROPERTY TRANSFER TAX FOR MOST BUYERS!

Lot 22 - 3471 Sparrowhawk Ave

Total Liveable Space: 2,047 sq.ft.
Main Floor: 1,043 sq.ft. | Upper Floor: 1,004 sq.ft.

The Preferred Homes Team, RE/MAX Camosun | 250-220-5061 or 1-800-663-2121 | www.RoyalBayLimona.com

The house, its details and dimensions may vary from this plan and those plans demonstrated on the Web site. The seller reserves the right to make changes or modifications as required during the construction process.