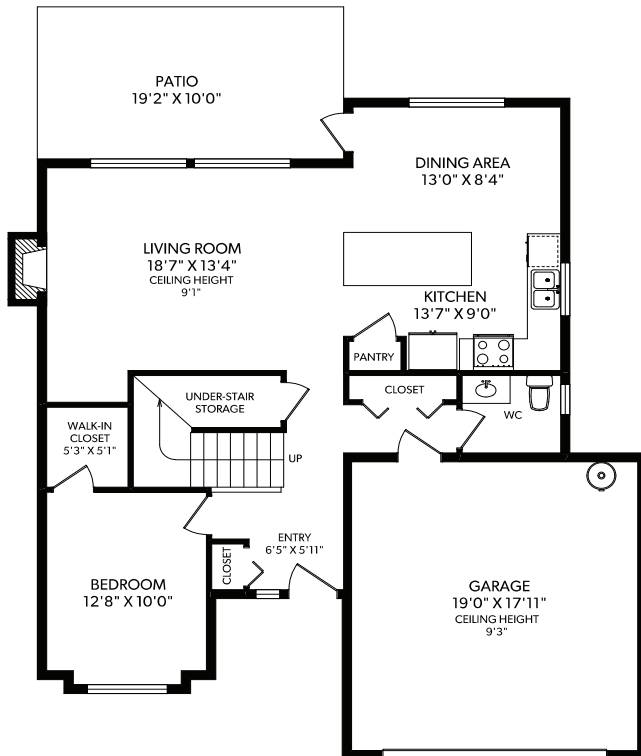
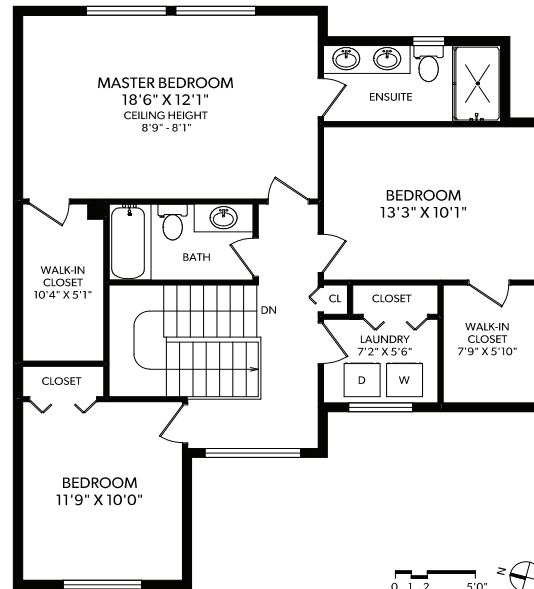


MAIN FLOOR



UPPER FLOOR



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

With three-bedrooms upstairs, plus a fourth bedroom / den on the main this is a fantastic, versatile family layout. Enjoy your great room with cozy gas fireplace and abundant windows looking over peaceful Meadow Park which adjoins your back yard – no neighbours behind you here! Upstairs the master suite offers park views, a walk-in closet, heated-floor ensuite, and double sinks. 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 21 - 3467 Sparrowhawk Ave

Total Liveable Space: 1,859 sq.ft.
Main Floor: 941 sq.ft. | Upper Floor: 918 sq.ft.