



- Spacious, 4 bedrooms + den home
- Partial ocean views
- Backs onto Meadow Park
- Own our Royal Bay Show home

This is your chance to buy our gorgeous show home offering spacious living for your family on two sun-filled levels. Located on a large corner lot, this 4-bedroom features a large great room loaded with windows, a grand island kitchen with pantry, den, and a covered rear deck with barbecue outlet. The master suite is positioned to take in the ocean views with its luxurious ensuite, stand-alone soaker tub, and private deck. Backing onto peaceful Meadow Park, the tranquil location is ideal.

Royal Bay is a brand-new waterfront community of semi-custom homes located right on the ocean. Walking trails wind through peaceful green spaces with miles of walkable beach just a short stroll from your home. Royal Bay will include retail stores, coffee shops, village centres, and much, much more. Choose a premium Limona Home at Royal Bay and be at the forefront as this new neighbourhood develops into one of the most desirable areas of Victoria.

Heron

3527 Sparrowhawk Ave

**Total Liveable Space: 2,461 sq.ft.**

Main Floor: 1,224 sq.ft. | Upper Floor: 1,237 sq.ft.

The Preferred Homes Team, RE/MAX Camosun | 250-220-5061 or 1-800-663-2121 | [www.RoyalBayLimona.com](http://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.*

