

1471 Rose Ann Drive Features

- Ocean views overlooking Departure Bay
- Located on a quiet and desirable cul-de-sac
- Southern exposure for optimal sunlight throughout the day
- Short walk to beach access and Linley Valley hiking trails

Outdoor Features

- Expansive, south-facing deck with sweeping ocean views
- Deck includes stairs leading to the backyard
- Beautifully landscaped backyard with lush gardens, mature plantings and water feature
- Covered lower-level patio perfect for shaded outdoor living
- Detached storage shed
- Large grassy area ideal for recreation or gardening
- Irrigation System
- Generous driveway with abundant parking space

Main Level

- Abundant windows throughout the home to capture views and natural light
- Gourmet kitchen with:
 - Island and eating bar
 - Four stainless steel appliances
 - Open concept to eating nook and family room
 - Family room with French doors leading to the deck and ocean views
- Double-sided fireplace shared between family and living rooms
- Separate living room with vaulted ceiling



MILLER REAL ESTATE TEAM

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Main Level

- Formal dining room (can also serve as a home office or den)
- Hardwood flooring throughout main level
- Two bedrooms on main level, including Spacious primary suite with:
 - French doors to the deck
 - Walk-in closet
 - Five-piece ensuite with dual vanity, jetted soaker tub, and separate shower
- Three-piece main bathroom
- Laundry room conveniently located on the main level
- Double garage with built-in workbench
- Garage attic with pulldown stairs for easy storage access

Lower Level

- Fully finished walk-out lower level
- Large family/recreation room with gas fireplace and wet bar
- Two additional bedrooms
- Four-piece bathroom
- Den/home office space
- Oversized hobby/flex room with endless potential (gym, art studio, storage)

Additional Features

- Built-in Vacuum
- Roof Replaced (2016)
- Heat Pump Installed (2015)



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