

# \$1,274,000 - 3715 Munn Rd, Highlands

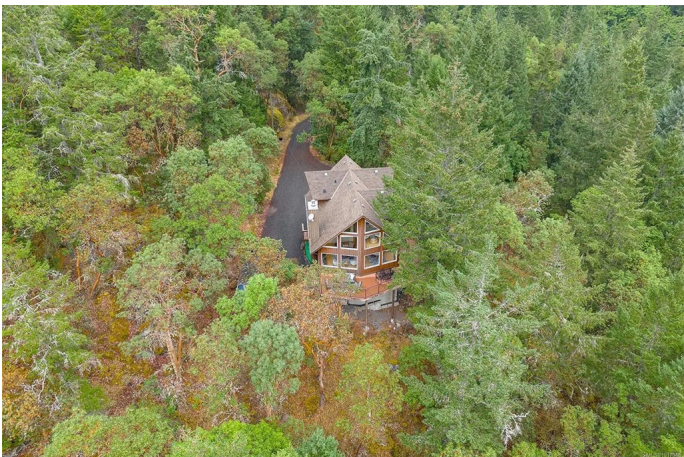
MLS® #1017948

**\$1,274,000**

2 Bedroom, 2.00 Bathroom, 1,361 sqft  
Residential on 3.88 Acres

N/A, Highlands, BC

This bright and inviting 2005 custom cedar home was thoughtfully built to preserve nearly 4 acres of pristine natural woodland—a true hidden gem in the Eastern Highlands, featuring a NEW heat pump, surrounded by majestic arbutus and Douglas fir, yet only minutes from amenities. To protect the native flora and fauna, the owners commissioned a dedicated Landscape Restoration Plan, ensuring the land remains in harmony with its natural setting. Perched on a gentle rise and designed with an expansive wrap-around, south-facing deck, and vibrant sunsets. Inside, floor-to-ceiling windows flood the principal rooms with light while showcasing the vistas beyond. The open-concept layout features gleaming maple hardwood, soaring vaulted ceilings with striking exposed beams, and a stunning river-rock fireplace with an energy-efficient wood-burning insert. A rare blend of modern comfort and natural beauty, this home offers peace, privacy, and the essence of a true private retreat. Also NEW Driveway



Built in 2005

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | 1017948     |
| Price     | \$1,274,000 |
| Bedrooms  | 2           |
| Bathrooms | 2.00        |

|                |                                  |
|----------------|----------------------------------|
| Square Footage | 1,361                            |
| Acres          | 3.88                             |
| Year Built     | 2005                             |
| Type           | Residential                      |
| Sub-Type       | Single Family Detached           |
| Style          | West Coast                       |
| Status         | Active                           |
| View           | City, Mountain(s), Valley, Ocean |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 3715 Munn Rd              |
| Area        | Hi Eastern Highlands      |
| Subdivision | N/A                       |
| City        | Highlands                 |
| County      | Capital Regional District |
| Province    | BC                        |
| Postal Code | V9E 1C8                   |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Utilities      | Cable To Lot, Electricity To Lot, Phone To Lot, Recycling |
| Parking Spaces | 5                                                         |
| Parking        | Driveway, Guest, RV Access/Parking                        |
| # of Kitchens  | 1                                                         |
| View           | City, Mountain(s), Valley, Ocean                          |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Dining Room, Soaker Tub, Storage, Vaulted Ceiling(s)                               |
| Appliances        | Dishwasher, Dryer, Microwave, Oven/Range Electric, Range Hood, Refrigerator, Washer, Water Filters |
| Heating           | Electric, Forced Air, Heat Pump, Wood                                                              |
| Cooling           | Air Conditioning                                                                                   |
| Fireplace         | Yes                                                                                                |
| # of Fireplaces   | 1                                                                                                  |
| Fireplaces        | Insert, Living Room, Wood Stove                                                                    |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony/Deck, Lighting, Low Maintenance Yard                   |
| Windows           | Insulated Windows, Screens, Stained/Leaded Glass, Vinyl Frames |
| Roof              | Asphalt Shingle                                                |

|              |                                                          |
|--------------|----------------------------------------------------------|
| Construction | Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood |
| Foundation   | Poured Concrete                                          |

### **Additional Information**

|                |                       |
|----------------|-----------------------|
| Date Listed    | October 20th, 2025    |
| Days on Market | 14                    |
| Office         | Pemberton Holmes Ltd. |
| Zoning         | R-4                   |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Pemberton Holmes Ltd. |
|----------------|-----------------------|

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