



**Troy Petersen**  
 Personal Real Estate Corporation  
 troy@troypetersen.com  
 Cell: (250)858-1134  
 www.troypetersen.com



**1815 Lifehouse Crt**  
**Sk Whiffin Spit ~ V9Z 0V1**

#### Interior Details

**Layout:** Main Level Entry with Upper Level(s)  
**Bedrms:** 4 **Kitchens:** 2  
**Baths Tot:** 4 **Fireplaces:** 1  
**Bth 2Pce:** 1 **Storeys:**  
**Bth 3Pce:** 0 **Fin SqFt:** 2,677  
**Bth 4Pce:** 2 **Unfin SqFt:** 464  
**Bth 5Pce:** 0 **Bed & Brk:**  
**Ens 2Pce:** 0 **Addnl Acc:** Exists  
**Ens 3Pce:** 1 **Basement:** None  
**Ens 4+Pce:** 0 **FP Feat:** Gas, Living Room  
**App Incl:** Dishwasher, Dryer, Oven/Range Gas, Range Hood, Refrigerator, Washer  
**Intr Ftrs:** Bar, Cathedral Entry, Ceiling Fan(s), Closet Organizer, Dining/Living Combo, Soaker Tub, Storage, Vaulted Ceiling(s)

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Dining Room	Main	15x12
Entrance	Main	8x5
Kitchen	Main	15x11
Living Room	Main	19x18
Pantry (Finished)	Main	9x5
Bathroom	Second	4-Piece
Bathroom	Second	4-Piece
Bedroom	Second	13x10
Bedroom	Second	13x10
Bedroom	Second	11x10
Ensuite	Second	3-Piece
Kitchen - Additional	Second	15x7
Laundry	Second	6x5
Living - Additional	Second	13x13
Primary Bedroom	Second	15x12
Walk-in Closet	Second	7x6

#### Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,146	1,531	0	0
Beds	0	0	4	0	0
Baths	0	1	3	0	0
Kitchens	0	1	1	0	0

#### Listing Summary

**MLS@:** 906971 **List Price:** \$1,099,900  
**Status:** Active **Orig Price:** \$1,099,900  
**Sub Type:** SF Det **Sold Price:**  
**DOM:** 0 **Pend Date:**  
**Taxes:** \$4,775 **Strata Fee:**  
**2022 Asmt:** \$887,000 **Title:** Freehold

#### Remarks

2020 built family home with legal mortgage helper at 1815 Lifehouse Court in Sooke! Four bedroom four bath 2677sqft has lots of room for your family to grow. Ideal one bedroom suite above the double garage for good privacy with separate meter (est. \$1500/m)! Huge patio with covered area and fully fenced yard is perfect for kids, pets, BBQs and backs onto ALR land. Open concept main living area with great room, chefs kitchen with large island, stainless appliances and walk-in pantry. Features include 9 foot ceilings, quality laminate floors throughout, cozy gas fireplace, on-demand hot water, quartz countertops, full laundry room, large primary bedroom with ensuite and walk in closet and so much more! Located in a quiet cul-de-sac across the street from the ocean with plenty of amenities nearby including parks, restaurants, schools, marina/boat launch and transit. Suite occupied by family so will be vacant on closing. Warranty still in place for this like new home without the GST!

#### Building Information

**Built (est):** 2020 **Lgl NC Use:**  
**Oth Equ:** Central Vacuum, Electric Garage  
**Const Mt:** Cement Fibre, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls  
**Ext Feat:** Balcony/Patio, Fenced, Fencing: Full

**Frnt Faces:** SW **Bldg Style:**  
**Bldg Warr:** Yes  
**EnerGuide Rtg/Dt:**

**Cool:** Air Conditioning  
**Heat:** Electric, Heat Pump, Natural Gas  
**Roof:** Asphalt Shingle  
**Fndn:** Poured Concrete  
**Accss:** Accessible Entrance, Ground Level

#### Lot/Strata Information

**Lot Size:** 5,247sqft / 0.12ac  
**Prk Type:** Attached, Driveway, Garage Double, On Street  
**Water:** Municipal **Waste:** Sewer Connected  
**Lot Feat:** Central Location, Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Irregular Lot, Landscaped, Level, Marina Nearby, Re  
**Complex:**  
**SqFt Balc:** **StrLots/Cplx**  
**SqFt Prk:** **Bldgs/Cplx:**  
**SqFt Pat:** **Suites/Bldg:**  
**SqFt Strg:** **Floors/Bldg:**  
**Gnd/Top?:** **Lvls/Suite:** 2  
**Shrd Am:**  
**Prk Tota:** 3  
**Prk Cm Prp:**  
**Prk LCP:**  
**Prk Str Lot:**  
**Str Lot Incl:**  
**Unit Incl:**  
**View:**  
**Services:** Cable Connected, Compost, Electricity Connected, G  
**Rent Alld?:**  
**Yng Ag Alld?:**  
**Pets Alld?:**  
**BBQs Alld?:**  
**Waterfront:**

