

7201 Austins Place Features/Updates:

*Gorgeous brand new kitchen with high-end Miele appliance package, Imprezza cabinets, granite countertops, Kohler basin style sink

*150 metre walk from the front door to the beach path. Under a four minute walk to dip your feet in the Pacific Ocean (About 380 steps to be exact!)

*Built in 2001 as part of a 16 lot oceanside bare land strata with shared septic. Strata cost is \$575 for the year (Roughly \$48/month). Propane tank is leased at \$80/year (V.I. Propane Services). Home security system is with Telus.

*1600 square foot rancher all on one level for convenient living. Also features a large 475 square foot double garage with additional cabinets and overhead storage as well as long driveway with lots of additional parking available for your boat, RV or any toys.

*Amazing outdoor space with new mill cut cedar fencing for a fully enclosed backyard that backs onto forest for peaceful privacy. Brand new deck and pergola as well as large patio create an additional 335 square feet of outdoor entertaining space. Roughly 9500 square foot lot is beautifully landscaped throughout. Separate 8x8 garden/storage shed as well as new garden planters. Truly an outdoor oasis!

*Cape Cod style house has been painted with designer paint inside and out for great curb appeal.

*Three bedrooms with new flooring featuring 15x12 master bedroom with 8x5 walk-in closet and three piece ensuite with step-in tub. Both bathrooms have new granite countertops. Premium light fixtures throughout the house.

*Sunken living room with nine foot ceiling and double sided fireplace that also backs onto the family room off the kitchen. Dining room with french doors opening to the patio and backyard for indoor/outdoor summer BBQ's.

*2x6 construction with vinyl windows including skylight, durable hardi-plank siding, 4 foot crawlspace for easy access and extra storage if needed

*Located in the prestigious Sooke Bay Estates with lots of highlights a short walk away. Quimper Park and Whiffin Spit for beautiful scenery and beach access. The world famous Sooke Harbour House Hotel & Resort will impress all your out of town guests. Whale Watching and Fishing Tours also nearby.

*Proudly offered at \$659,900 with flexible possession dates and reap the benefits of having all of the work and updates already done for you. Move in with perfect timing to enjoy your summer! West Coast living at it's finest!

*Lots of additional information available upon request: floorplans, aerial photos, survey, strata plan, standard bylaws (few restrictions), title search, property disclosure statement, Municipality of Sooke documents. Just ask if any questions!

Troy Petersen
Personal Real Estate Corporation
Sutton Group West Coast Realty

Direct (250)858-1134
Email tpetersen@sutton.com
Web: www.troypetersen.com

