

## **5957 Sooke Road, Sooke, British Columbia**

Stunning Oceanside estate in the charming community of Sooke. Positioned at the end of your nearly one acre lot, offering complete peace and privacy, with sweeping ocean and mountain views. The interior is flooded with natural light, provided from large picture windows that frame the tranquil views from all principal rooms. Warm hardwood flooring extends throughout and allows for a seamless transition through the open concept living spaces. The gourmet kitchen is equipped with professional grade appliances, plenty of counter and prep space, quality cabinetry and a casual dining area. The formal dining room offers a refined setting for hosting loved ones, with direct patio access for an indoor/outdoor experience. The inviting living room features a statement fireplace. The primary bedrooms affords a three piece ensuite, plus a private deck with hot tub! Two more bedrooms, laundry and attached 2-car garage complete the main. Below, an entertainment haven with games room, sizable family room with fireplace, wet bar, two more bedrooms, a three piece bath, lots of storage and mud room. Outside, the value of this extraordinary property becomes truly evident! Out buildings, including a 6-car garage/workshop allow for easy property maintenance and storage. Extensive garden beds allow for farm to table living. Resort style living year round, with a calming water feature, beautifully landscaped gardens including an array of fruit trees, an outdoor cooking area, covered gazebo, lush grassy areas and a fully equipped Deep Water Dock with a foreshore lease. Spend your days exploring the surrounding coastline via your yacht, or kayak, spend the day fishing the bountiful waters and toss the crab traps out for a delicious West Coast feast!

Located in Sooke, a harbour town located just under 40km from Victoria. Unwavering natural beauty is the backdrop to this picturesque town. Sooke is a growing community that appeals to young families because of the strong sense of community. Sooke has a strong eco-tourism industry with fishing charters and whale watching drawing international visitors. Area amenities include local shops, grocery stores, restaurants, services and more. There is no shortage of green space with numerous nature parks, trails and beaches.



### **Interior Features:**

- Huge windows allow for an abundance of natural light & beautiful garden and ocean views
- Gourmet kitchen, complete with quality cabinets, upscale appliances, granite countertops, garburator
- 2 fireplaces, one in the living room, one in family room
- Stunning hardwood floors throughout
- Spacious patio off the kitchen, allowing for seamless indoor-outdoor living
- Large primary bedroom with spa-like ensuite
- 4 additional bedrooms, 2 up and 2 down
- Large family room, games room & bar downstairs, with walk-out access
- Heating: Electric, forced air
- Cooling: Air conditioning

### **Exterior Features:**

- Large, deep water dock with full power/water, sitting area, fish cleaning station
- Landscaped and fenced yard
- Extensive gardens with water feature
- Mature fruit trees (apple, plum, fig, grapes)
- Covered gazebo section overlooking the water
- Spacious deck off the primary bedroom with a hot tub
- Attached garage
- Covered front porch
- Prime location - 2 kms to the town of Sooke and 20 minutes to Langford