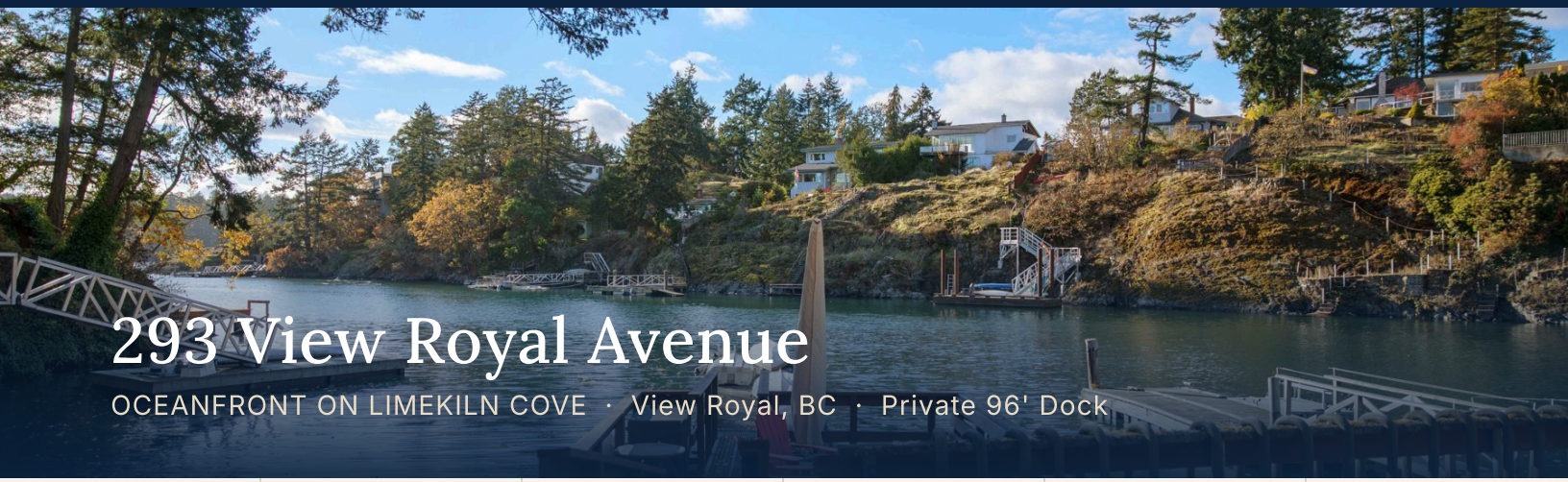


293 View Royal Avenue

OCEANFRONT ON LIMEKILN COVE · View Royal, BC · Private 96' Dock

3	3	2,008	1999	96'	R-1
BEDROOMS	BATHROOMS	SQ FT FINISHED	BUILT	PRIVATE DOCK	ZONING

Protected oceanfront on *Limekiln Cove*, off Esquimalt Harbour — swim, paddle, row or launch from your own dock, with the Juan de Fuca Strait beyond the harbour entrance and downtown Victoria about 15 minutes away. Extensively renovated, with a chef's kitchen, Italian marble, Santos mahogany floors and a garden that steps down to the water.

THE WATERFRONT

- **Private 96' dock** (ramps and platform 2020, floats 2019) with 16' × 12' entertaining platform, boat-launch rollers and swim ladder, under a DND waterlot licence
- Sheltered, no-wake cove (5-knot harbour limit) — ideal for swimming, paddling, rowing and small-craft moorage
- Direct water access to Esquimalt Harbour and the Strait of Juan de Fuca
- Garden shoreline with rock outcrops and mature trees stepping down to the water

LOWER LEVEL — BEDROOMS

- **Primary suite** with garden and ocean views, French doors to private patio, walk-in closet with built-ins
- Ensuite: Maax two-person whirlpool tub with chromotherapy, frameless glass rain shower, marble tile, double sinks, heated towel rack, in-floor radiant heat
- Second bedroom with bonus closet storage (wine & preserves)
- Third bedroom / home office
- Second full bath with frameless rain shower, granite counter, in-floor heat, stacking laundry and built-in ironing board

MAIN LEVEL — KITCHEN & LIVING

- Spacious foyer with slate tile floor and large closet
- **48" BlueStar gas range** — griddle, grill and two ovens — with BlueStar hood and dual Thermolec heated make-up air
- Italian marble counters and backsplash; marble-topped island (approx. 4' × 8') with prep sink and storage both sides
- French-door fridge, electric wall oven, microwave, dishwasher, garburator
- Four opening skylights; interior and under-cabinet lighting; toe-kick central-vac inlet
- Dining area for an 8' table, built-in marble-topped sideboard, Hubbardton Forge chandelier, garden and ocean outlook
- Living room with **Valcourt Antoinette EPA wood-burning fireplace**, built-in cabinetry and wood storage
- French doors to deck overlooking garden and cove; natural-gas BBQ hook-up on the patio
- Powder room with granite sink and marble counter
- Media room wired for surround sound, with built-in in-wall speakers





SYSTEMS & COMFORT

- Forced-air electric furnace (serviced and ducts cleaned Nov 2025); Venmar HRV, serviced annually
- **Rinnai natural-gas tankless** on-demand hot water (2013), serviced annually
- Dual Thermolec make-up air system (heated) for the range hood
- Central vacuum system
- Monitored security system with smoke detection on both levels (Telus); separate CO detectors on every level
- Programmable automated irrigation
- Municipal water and sewer; natural gas

MATERIALS & FINISHES

- Santos mahogany (Cabreuva) hardwood throughout; slate tile foyer and stairs
- Italian marble (kitchen, ensuite, powder); granite (second bath)
- Grohe faucets, Toto toilets, Baldwin hardware
- Motorized Hunter Douglas Pirouette blinds; Hubbardton Forge fixtures
- Interior renovation completed with permits and occupancy (Town of View Royal, 2013)

PROPERTY FACTS

Lot size	**555.9 m² · 5,984 sq ft (0.14 ac)**
Finished area	**2,008 sq ft (994 main / 1,014 lower)**
Garage (unfinished)	**236 sq ft**
Year built	**1999 · renovated 2012–13**
Zoning	**R-1 Detached Residential**
OCP	**Large Lot Residential (R-L)**
2026 assessment	**$1,341,000**
2026 taxes	**$6,012.99**
PID	**005-599-971**
Legal	**Lot B, Sec 8, Esquimalt Dist., Plan 7882**

GARDENS, GARAGE & STORAGE

- Established perennial gardens with raised vegetable beds and Italian prune plum tree
- Garden shed; patio, gravel paths and rock garden stepping down to the shore
- Single garage with natural light on two sides — workshop-ready
- Attic storage running nearly the full length of the house
- Deck off the living room; patio off the primary suite

LOCATION & DRIVE TIMES

View Royal Elementary (catchment)	**0.6 km · 2 min**
Shoreline Middle School	**1.6 km · 4 min**
Victoria General Hospital	**~5 min**
Thetis Lake Regional Park	**~5 min**
Eagle Creek Village · Admirals Walk shops	**~5 min**
Juan de Fuca Rec Centre	**~7 min**
Royal Colwood & Olympic View golf	**8–20 min**
Downtown Victoria	**~15 min**
Langford Centre	**~10 min**
Victoria International Airport	**~30 min**
Swartz Bay ferry terminal	**~35 min**

- Galloping Goose and E&N trails nearby; Walk Score 62
- Esquimalt High (AP) catchment; Victor Brodeur (IB, French) nearby

WATERLOT LICENCE — AT A GLANCE

Dock and floats sit on a **Department of National Defence licence of occupation** (Esquimalt Harbour) for the residents' personal recreational use. Licences run in five-year terms and are issued to the resident owner — a new owner applies to DND for their own licence. Current fee approx. **$250/yr** plus a nominal municipal foreshore tax roll (approx. $25/yr). Licensee carries $2M liability coverage naming the Crown as additional insured — no added premium reported by the sellers. Licence in the information package.

All measurements are approximate and taken from builder plans and Matterport; lot size per CRD GIS. Drive times are approximate. Information is from sources deemed reliable but is not guaranteed; buyers are advised to verify independently. *Personal Real Estate Corporation. Sotheby's International Realty Canada, Independently Owned and Operated. E.&O.E.