

Victoria Luxury Group

WEST COAST PROPERTY EXCELLENCE

907A Parkheights Drive | Sooke, BC

The Ultimate East Sooke Log Estate & Recreational Retreat

Property Overview & Construction

- **Estate Size:** 4.12-acre country estate offering a highly private, rural sanctuary.
- **Home Size:** A 3,362 sqft handcrafted cedar West Coast log lodge.
- **Foundation & Positioning:** East-facing and built in an elevated position directly onto solid bedrock with poured concrete foundations, offering sweeping valley and mountain views.
- **Roofing:** Crowned with a heavy-gauge steel roof featuring raised seams, specifically designed for easy future solar panel installation.
- **Turnkey Appeal:** The property offers turnkey rural living and comes fully furnished.

Interior Highlights

- **Architectural Details:** The home features oak hardwood floors, vaulted ceilings, skylights, stained/leaded glass, French doors, and a winding staircase.
- **Premium Kitchen:** Equipped with a granite-topped center island, a professional-grade Wolf 5-ring gas cooktop, a professional Wolf electric oven, an LG French door fridge/freezer, a Frigidaire dishwasher, and a Samsung microwave.
- **Living & Dining:** Includes a separate formal dining room featuring a 12-seater dining table, and a family room warmed by a wood stove set against a river-stone wall.
- **Entertainment Wing:** Boasts a dedicated games room with a full-sized billiard table, and an entertainment lounge/bar room featuring a striking open log fireplace framed by a handcrafted river-stone chimney.
- **Bedrooms & Bathrooms:** 4 bedrooms and 5 bathrooms, with every bedroom featuring its own ensuite bathroom.



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- **Primary Suite:** The luxurious primary bedroom includes a walk-in closet, a bespoke handmade king-size bed with matching furniture, and a private balcony overlooking the acreage.
- **Flex Space:** One of the bedrooms is currently configured as a fully functional home office, and there is a loft/mezzanine deck with storage.
- **Windows & Doors:** Outfitted with premium European tilt-and-turn windows and doors throughout.

Systems & Off-Grid Capabilities

- **Water Supply:** Supplied by a shallow well utilizing two systems: a standard 220VAC BC Hydro pump, and a 28VDC off-grid backup water pump for ultimate self-sufficiency.
- **Heating:** A mix of baseboard, electric, and multiple wood-burning fireplaces/stoves.
- **Septic:** Equipped with a gravity drain septic system.

Exterior & Outbuildings

- **Two-Story Barn:** An 800+ sq. ft. barn/workshop that currently houses a ride-on lawn tractor and trailer.
- **Greenhouse:** A large Planta Sungrow 20 greenhouse (approx. 20' x 10' x 8') for cultivating your own harvest.
- **Firewood Processing Area:** A fully covered storage and processing area complete with a 25-ton hydraulic log splitter.
- **Motorcycle/Garden Shed:** An 8x12 ft. lockable, fully insulated storage shed equipped with power, lighting, and an alarm system.



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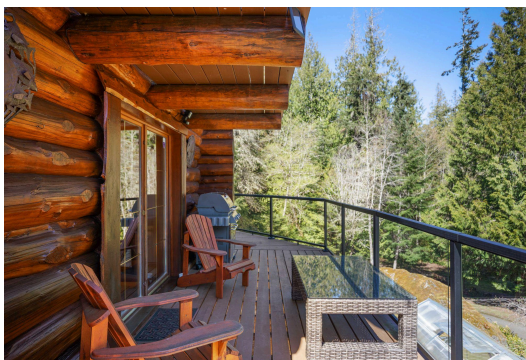
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Outdoor Living & Recreational Lifestyle

- **Expansive Decking:** Over 2,000 sqft of multi-level decking and balconies, complete with a hot tub.
- **Park-Like Grounds:** Meticulously landscaped acreage featuring a large, serene spring-fed pond, a detached gazebo, and a custom cedar and river-rock fire pit.
- **Unmatched Wilderness Access:** The property directly backs onto the pristine 3,400-acre East Sooke Regional Park, providing immediate access to 50 kilometers of coastal trails, rugged beaches like Iron Mine Bay, and the family-friendly picnic spots of Aylard Farm.



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