

# Victoria Luxury Group

WEST COAST PROPERTY EXCELLENCE

## 7708 West Coast Road | Sooke, BC

The Ultimate EcoNest: A Sophisticated West Coast Sanctuary

### Architectural Pedigree & Construction

- **Custom "EcoNest" Home:** A one-of-a-kind, natural home designed by award-winning Oregon architect Paula Baker-Laporte A.I.A..
- **Master Craftsmanship:** Built by KC Natural Homes in 2013 as a timber-framed bungalow, with construction supervised by master timber-framer Robert Laporte.
- **Organic, Breathable Walls:** Features high thermal mass envelope exterior walls made of a clay-fibre (straw-clay) composite, which naturally buffers heat fluctuations, controls humidity, and keeps the home free of toxic, chemical-laden building materials.
- **Premium Exterior Materials:** Cloaked in natural cedar board-and-batten siding and topped with a durable steel standing-seam roof (an inert metal roof that ensures runoff does not harm the environment).
- **Bespoke Millwork:** Features Douglas fir double-glazed casement windows, doors, and interior trim throughout.

### Net-Zero Energy & Sustainability

- **Verified Net-Zero Energy:** The property produces all the energy it requires on-site, including enough to power an electric vehicle.
- **Zero Carbon Emission:** The home operates entirely on electricity, featuring a 200A electrical service and a 14 kW rooftop, grid-connected solar array.



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- **Advanced Heating Systems:** Equipped with radiant floor hydronic space heating powered by a cold-climate air-to-water heat pump. It also features a custom-built wood-fired masonry heater that provides highly efficient backup heat during power outages.
- **Upgraded Water System:** Includes a new Rheem 60-year water heater with a pre-circulation pump.

### Interior Living Spaces

- **Size & Layout:** A single-level, open-concept rancher offering 3 bedrooms, 2 bathrooms, and approximately 1,832 square feet of living space.
- **High-End Finishes:** The interior is accented with engineered maple hardwood floors.
- **Chef's Kitchen:** Features granite countertops and is equipped with a brand new LG induction range.
- **Natural Light:** The timber-framed structure incorporates extensive windows and skylights, bathing the home in natural light.

### Exterior & Self-Sufficient Property Features

- **Expansive Lot:** Situated on a very private 2.94-acre parcel on the rugged West Coast.
- **Extensive Garden Infrastructure:** Features a large, fully fenced garden equipped with 10 raised planting beds and a drip irrigation system.
- **Outbuildings:** The property includes a greenhouse (with irrigation), a dedicated garden shed, and a wood shed.



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## Garage & Parking

- **Oversized Double Garage:** Fully insulated and features its own double-glazed casement windows.
- **Breezeway Connection:** The garage is beautifully connected to the main residence by a majestic timber-framed breezeway.
- **Future-Proofed:** The garage has roughed-in plumbing for water and a sink, and features an already-installed Level-2 EV charge point.



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