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Feature Sheet – 6B – 1000 Sookepoint Place

The Home

- Turn-key, front-row with unobstructed ocean views
- Ringside seats above an amazing active marine environment; orcas, humpbacks, sea lions, seals and otters.
- 2 bedroom, 2 bathroom unit with high-end finishes including quartz counters & backsplash, stainless steel appliances
- Expansive 3-track window system (dual opening) extends the living room to a nautical prow-shaped deck with frameless glass railing
- High efficiency insulated concrete form (ICF) construction – significantly improves strength, sound insulation, heat efficiency and is fire retardant
- Back-up generator electrical power (currently being installed) – operates; secondary heat, lights, internet, TV, fridge, microwave and various outlets
- Sprinkler system throughout interior and under alternating exterior eaves
- Washer & dryer in suite
- Owners locked storage within suit
- Additional window added to primary bedroom ensuite
- The $40,000 upgrades to 6B include:
  - 9'6" high ceilings
  - Woodmania Italian porcelain tiles throughout
  - In-floor heating throughout with separate thermostats
  - Floor-to-crown Crystal White Ledgestone fireplace in living room with electric fireplace and 65" smart TV
  - White maple frame cabinetry with shaker profile throughout
  - Sonoma – 24" dual zone built-in wine fridge and upper white cabinet with clear glass door

The Property

- SookePoint offers full-title ownership and is dual-zoned residential and resort living. Have the option of living full time or part time at your property. When not in residence, have the flexibility to earn income from premium resort rental income through True Key, an independent on-site resort management company
- Located beside East Sooke Park for incredible day hikes beside the Pacific Ocean
- Teeming with nature: salmon spawn in the fall, river otters, beavers, eagles and an incredible variety of birds. Enjoy the sounds of owls hooting

Information believed to be correct, if important, Buyer must verify.