



## 2030 Ayum Rd Sooke BC

\$1,259,900

O/H SAT 2-4 + SUN 12-2! Conveniently located on a 1 acre, sun-soaked lot between the Sooke Town Core and the heart of Langford (10 mins to either), this 5 bed/3 bath Saseenos gem is connected to municipal water, has EASY SUITE POTENTIAL, an incredible outdoor space with thriving gardens, Sooke Basin views + best of all - unparalleled privacy, transforming this property into a true oasis. A rancher-style upstairs offers 3 beds/2 baths, open concept living area with updates throughout and access to an sprawling 675+sf deck fit with a sound and lighting system perfect for enjoying Sooke Basin views, while the 2 bed/1 bath walkout basement has been finished to be EASILY converted into a add'l accommodation. Outside you'll be in awe of the fully-fenced south facing back yard, home to an incredible list of fruit/veg producing gardens, fire pit + storage areas, steps from the ocean with galloping goose access, an expansive light system + unbelievable privacy to enjoy your slice of paradise!

Listing Presented By:



Originally Listed by:  
Maxxam Realty Ltd.

[info@mackenzieedwards.ca](mailto:info@mackenzieedwards.ca)



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)