



## 2133 French Rd Sooke BC

\$649,000

HOME WITH SUBDIVISION POTENTIAL! Unlock the potential of this well maintained 2007 home nestled on a spacious 0.4-acre lot zoned R2 (Medium Lot Residential). With the ability to divide this lot into two parcels, this property offers a fantastic opportunity for first-time homebuyers and savvy investors alike. Enjoy living in your charming cabin while unlocking its full value. The current home is designed for expansion, allowing you to build a second storey, thus enhancing your living space or investment potential. With a minimum lot size of 0.15 acres, you can subdivide and sell the additional lot or create a new rental home to generate income. The flat, usable lot provides ample privacy. You'll find plenty of room for parking, RVs, and boats. Located in a desirable area close to parks, transit, and the Sooke Town Centre. Don't miss out on this exceptional opportunity. Buyers are encouraged to verify subdivision potential with the District of Sooke.

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Ltd.

[nicholasbardon@gmail.com](mailto:nicholasbardon@gmail.com)



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

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