



MLS® 1926576

## 2398 Sunriver Way Sooke BC

\$819,000

One-owner, 1468 sqft Qualicum plan 2 bedroom plus den rancher on a nearly quarter-acre lot, backing on to the mature trees and rushing of Demamiel Creek in Sooke's ever-popular Sunriver Estates. New roof, recent hot water tank and appliances, the home is in great overall condition, but leaves room for you to put your own personal touches on it. Great location with trails at your doorstep including the new Little River crossing, SEAPARC rec centre (pool/fitness/arena), Sooke Flats campground, Sooke River, and more just steps from your door. Enter into the bright skylight foyer. Huge open-plan living/dining/kitchen. Gas fireplace in the living room, eating bar in the kitchen. Large primary bedroom at the rear overlooking the sunny south-facing yard and mature trees. Ensuite bath with separate soaker tub and shower, and walk in closet. Second bedroom on other side of the house for privacy, and a 3 piece bath. Double garage, and patios on each side of the house to enjoy the outdoors.

Listing Presented By:



Originally Listed by:  
Royal LePage Coast Capital - Sooke

Tim@TimAyres.ca



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca