



## 3048 Phillips Rd Sooke BC

\$1,199,900

BEAUTIFUL SOOKE RIVER VALLEY! Custom built & fastidiously maintained country estate w/main level living! 3 bed + office, 3 bath, 2668sf rancher w/partly finished walkout 8' basement. Nestled on a large, fenced/gated, irrigated & masterfully landscaped 88,862sf/2.048ac (lot size reflects LCP on strata plan) mins to all amenities. Step thru the front door & you will be impressed w/gleaming oak floors awash in natural light thru a profusion of picture windows. Spacious living rm w/cozy fireplace overlooks private backyard & Sooke Hills. Inline dining rm is ideal for family dinners & opens thru sliders to tiled sunroom & back deck. Gourmet kitchen w/quartz counters, island w/brkfst bar & plenty of cabinetry. 2 large bedrooms incl primary w/4pc ensuite. Office, 4pc bath, mudroom w/laundry & sink. Down: huge family/rec rm opening thru sliders to patio - perfect for BBQs. 3rd bed, 3pc bath & 947sf of unfinished space. Heat pump, dbl garage, generator, shed, lots of parking. Simply Perfection!

Listing Presented By:



Originally Listed by:  
RE/MAX Camosun

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