



## 6787 Grant Rd Sooke BC

\$1,600,000

Ample 2,600sqft home w/ 3-bedrms & 2-Baths, an indoor swimming pool w/new heat pump offers comfortable 1-level living amongst picture perfect gardens within a fully fenced Private Estate plus 1,000+ sqft workshop/garage. ~This picturesque gated 1.54-acre property is located within just a short walk of the Sooke village center. It is also located strategically within the Sooke Core Revitalization Area for future development potential. The property offers the possibility of Ocean & Mountain Views if a second story is added or for future a multi-level development. It is a terrific opportunity for the savvy buyer as there is imminent future potential for the property, referred to in the Sooke District Draft OCP (Bylaw 800) as a site for up to 6-stories and 2.5-to-1.0 FAR (Floor Area Ratio-to-Land Area). The adjacent property to the rear is already zoned for 6-story development. Ask for the information package on this superb property, it's ideal for your real estate portfolio.

Listing Presented By:



Originally Listed by:  
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