



## 805 Rogers Way Saanich BC

\$1,799,000

ROGERS FARM DEVELOPMENT. Rare & Special find in this highly sought-after enclave of designer homes. Backing onto the Gary Oak forest of Christmas Hill Nature Sanctuary, you're assured privacy & serenity as you enjoy the view from all principal rooms of this METICULOUSLY kept & maintained builders home -1st time on market! Sunrise & all-day sun on S-facing entertainment sized patio & GORGEOUS landscaped yard (pond/waterfall feature). Grand front porch & balcony offer Sooke Hill sunset views. FUNCTIONAL FLOORPLAN. Main offers formal living/dining; Gourmet Kitchen w/Breakfast bar & Eating area; Family Rm w/gas FP; Office w/built-in cabinetry + HUGE BONUS Rm w/2 walkin closets (office/games/bdrm). UP: 3bd/2baths & HUGE laundry Rm! Enjoy the Primary sitting area & gorgeous ensuite w/steam shower. NEW ROOF/EXTERIOR PAINT, 2 oversized electric awnings on patio. Built-in sound system inside/out. Forced air furnace. TONS of over-height storage (access inside GARAGE) SqFT approx-from floorplan

Listing Presented By:



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