

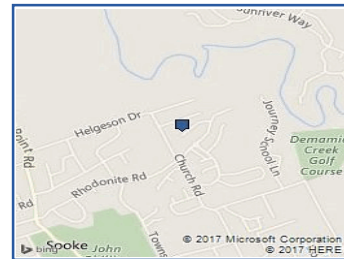


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REAL ESTATE COMPANIES
OF THE WORLD

2388 Caffery Pl Sooke - Sooke Vill Core



Status:	Current	Lot Size:	6,528sf/0.2ac
Sub Class:	SF Det	Built (est):	2012
Bedrooms:	5	Bsmt. Hght:	8'
Bathrooms:	3	Prk. Spaces:	4
Kitchens:	2	Mthly Assmt:	
Fireplaces:	1	2017 Assd. Val:	\$442,000
Fin. SqFt:	2,698	2017 Taxes:	\$3,783
Unfin. SqFt:	407		
Layout:	Ground Level Entry with Main Level Up		
Interior Features:	Blinds, Ceiling Fan, Dining-Living Combo, Flrs/Laminate, Flrs/Lino, Flrs/Wood, Storage		
Appliances Included:	In Suite, Flrs/W-W Carpet		
Fuel:	Dishwasher, Electric Garage Door Opener, F/S/W/D, Hot Tub Ext		
Heat:	Electric, Gas		
Roof:	Baseboard, Gas Fireplace		
Foundation:	Fibreglass Shingle		
Ext Finish:	Concrete Poured		
Ext Features:	Cement Fibre Siding		
Prk. Type:	Balcony/Deck, Fenced Yard/Full, Patio		
	Garage Double		



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2388 Caffery Place

5 Bedrooms | 3 Bathrooms | 2,698 Sq.Ft.

Welcome to the family lifestyle you have been looking for! This fantastic home is the envy of the neighbourhood and is move-in ready. The house has a great floor-plan with a spacious living room, a sizable kitchen and three well appointed bedrooms on the main level. Enjoy a glass of something refreshing on the impressive front deck. The double sliding doors with glass transoms let in loads of natural light and create a wall of windows affording views of the mountains and the surrounding neighbourhood. Enjoy a BBQ in the fully fenced, west facing back yard or entertain with a hot-tub party. Curl up with a book next to the cozy fireplace. There is a double car garage for your storage needs. Downstairs is a large and legal two bedroom suite that could easily be an extension of the main home. Enjoy the laid back and healthy life-style that the area offers with East Sooke Park and stunning beaches just minutes away. This home is also within an easy walk to schools, recreational parks, Sooke Center and bus stops. This property could well be the home of your dreams!



UPPER FLOOR

- ⑪ Living room 18' X 16'
- ⑫ Dining room 14' X 11'
- ⑬ Kitchen 14' X 12'
- ⑭ Master 17' X 15'
- ⑮ Ensuite 4-pc
- ⑯ WI closet 7' X 7'
- ⑰ Bedroom 3 11' X 10'
- ⑱ Bedroom 4 14' X 11'
- ⑲ Bath 4-pc
- ⑳ Deck 18' X 11'
- ㉑ Patio 15' X 5'

LOWER FLOOR

- ① Porch 16' X 5'
- ② Foyer 13' X 5'
- ③ Living room 15' X 11'
- ④ Dining room 15' X 15'
- ⑤ Kitchen 15' X 14'
- ⑥ Bedroom 1 12' X 11'
- ⑦ Bedroom 2 11' X 11'
- ⑧ Bath 4-pc
- ⑨ Laundry 8' X 7'
- ⑩ Garage 22' X 19'

LOWER FLOOR	1162 SF
UPPER FLOOR	1536 SF
DECK / PATIO	349 SF
GARAGE	407 SF
TOTAL FINISHED	2698 SF

Information is deemed to be correct but not guaranteed.