2640
QUEENSWOOD DR.

World Class Waterfront Estate On A Private Cove.

5 BED | 6 BATH | 6753 SQ.FT.

Lisa Williams

Sotheby's INTERNATIONAL REALTY | Canada

THE HOME

5 Bed / 6 Bath / 6753 Sq. Ft.

This magnificent oceanfront estate is simply breathtaking in every aspect! Custom built in 2009, the impressive 6753 sqft residence was constructed over a 2 year period using top quality materials and skilled trades people. An open cathedral entry welcomes you into the home, the space highlighted by rich hardwood flooring, dramatic detailing and custom woodwork. The bright and airy foyer leads through to a formal living room with fireplace and a spacious dining room: both enjoying the spectacular oceanfront setting and exceptional views!

THE KITCHEN AND GREAT ROOM

The Heart of the Home.

The kitchen/great room is truly the heart of this special home! Spacious and bright with ample counter and cabinet space, the kitchen boasts top grade appliances, a large center island with bar seating, and a lovely, bright, breakfast area. High vaulted ceilings showcase exposed beams over the expansive sitting area, with a huge skylight, and doors that lead out to a seaside terrace. A roomy walk-in pantry offers additional storage, and the adjacent utility/laundry room includes double washers/dryers, fully organized craft/storage closets and double sinks. An oversized island is ideal for food preparation or catering set-up while entertaining, with convenient commercial dishwasher and outside access to the guest parking area.

THE MASTER

Warm & Inviting

The sumptuous main level master suite enjoys splendid views, with a luxurious 5-piece ensuite bathroom, oversized walk-in closets, and a private exercise or yoga room. A study/office enjoys a generous space to work, with a large picture window that overlooks the front gardens. Two additional bedrooms are also located on the main level, each with high, vaulted ceilings, large walk-in closet, and private ensuite bath. Upstairs, an expansive, open games/TV area easily accommodate two large billiard tables, and 2 spacious bedrooms each have a large walk-in closet and ensuite bath. A huge 'bonus' room offers convenient walk-in storage space, or it could be used as a home gym, artist's studio, or office.

THE PROPERTY

A Private Oasis

Outside, the 1.53 acre property is beautifully manicured and professionally landscaped, to enhance the spectacular setting with it's private point and expansive shoreline. Just off the kitchen and dining areas, a huge covered deck is perfect for summer relaxation and outdoor dining!

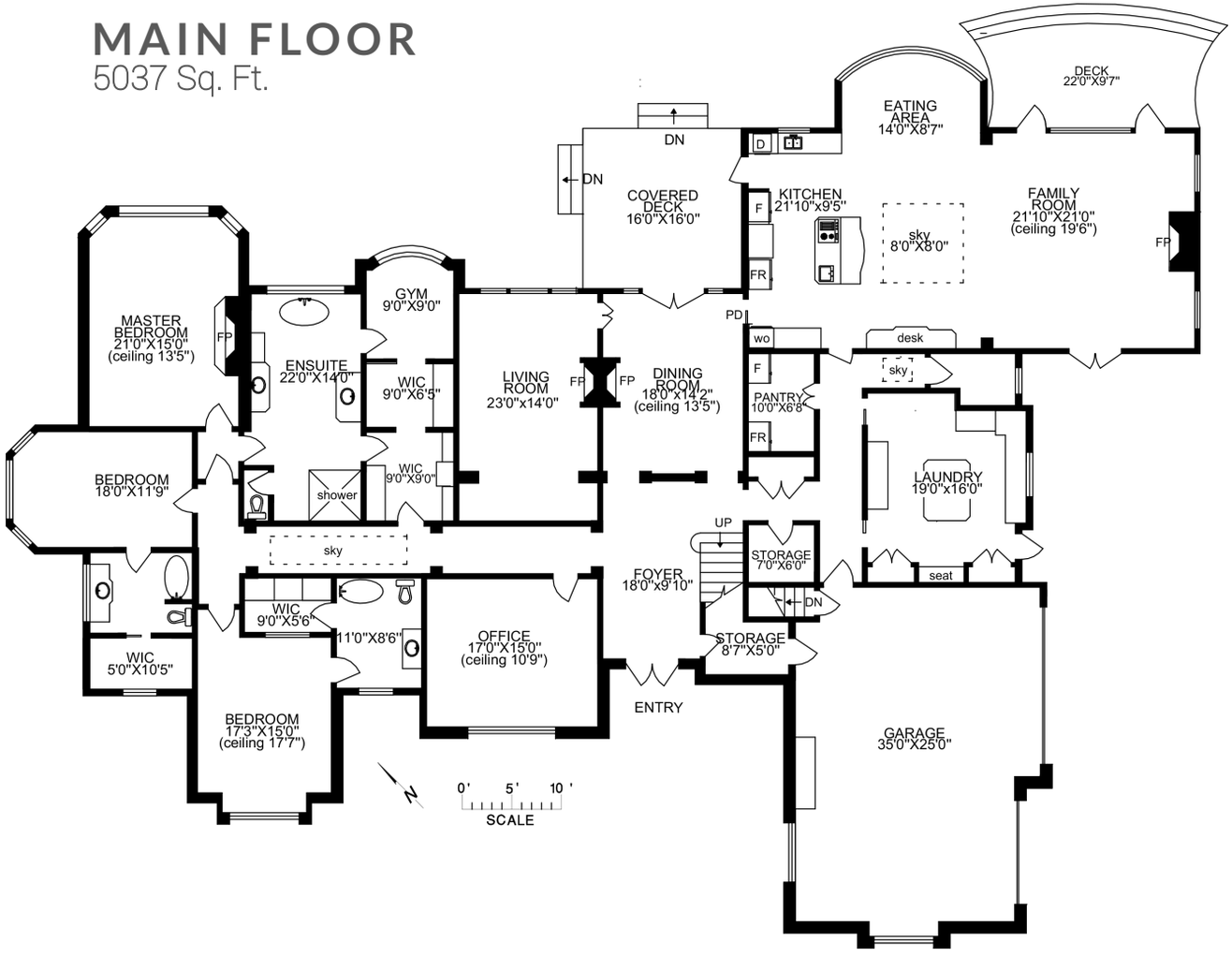
A private cove with pebble beach is a sheltered spot to launch a kayak or small boat, and a perfect spot for the kids or grandkids to play! Enjoy exploring the sheltered coastline from this idyllic setting.... Enhance your fresh westcoast cuisine: excellent crabbing and fishing 'hot spots' are at your doorstep too!

FLOORPLANS

2640 Queenswood Dr.

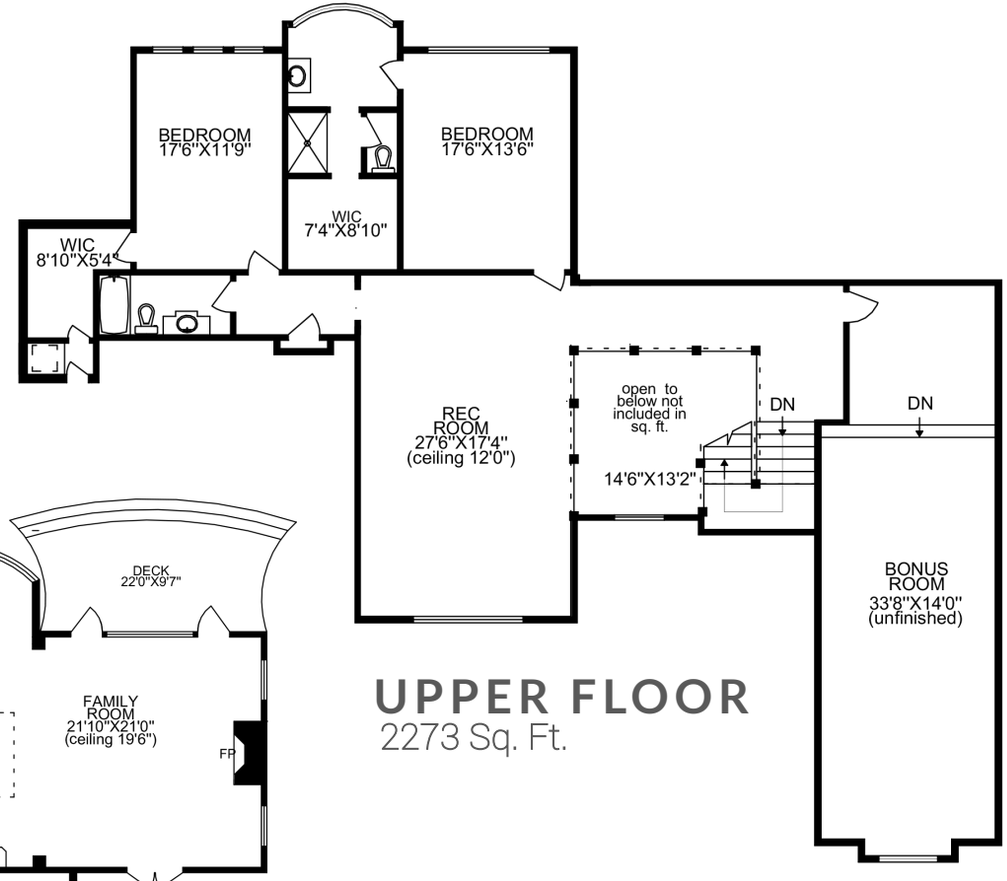
MAIN FLOOR

5037 Sq. Ft.



UPPER FLOOR

2273 Sq. Ft.



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At A Glance…

PRICE:	$6,399,000	**FINISHED AREA:**	6753 sq. ft.
TAXES:	$22,703.87	**LOT SIZE:**	1.53 Acres
BEDROOMS:	5	**WASTE:**	Engineered Sewage Treatment System
BATHROOMS:	6	**WATER:**	City Water

INCLUDED ITEMS:

- 2 Dishwashers - 1 Miele & 1 commercial with 20 - minute cycle
- 2 LG Tromm Dryers
- 2 LG Tromm Washers
- 2 Fridges (one Subzero)
- 2 Freezers (one Subzero)
- Microwave built-in
- 2 Wolf wall Ovens
- Wolf 40" induction cook top
- Hot tub
- Back-up generator
- Built-in vacuum system with attachments
- Window coverings
- Security system
- Built-in speakers

HEATING:

- High efficiency & eco-friendly Geothermal
- In-floor radiant heat
- Heat recovery ventilation system
- Air conditioning in kitchen & great room

INTERIOR HIGHLIGHTS:

- Cherry hardwood floors
- 3 fireplaces – propane, vaulted ceilings
- Exposed beams
- French doors
- Intercom system
- Skylights
- Built-in sound system & speakers
- Oversized laundry/craft room
- Closet organizers
- Huge 'bonus room'

EXTERIOR FEATURES:

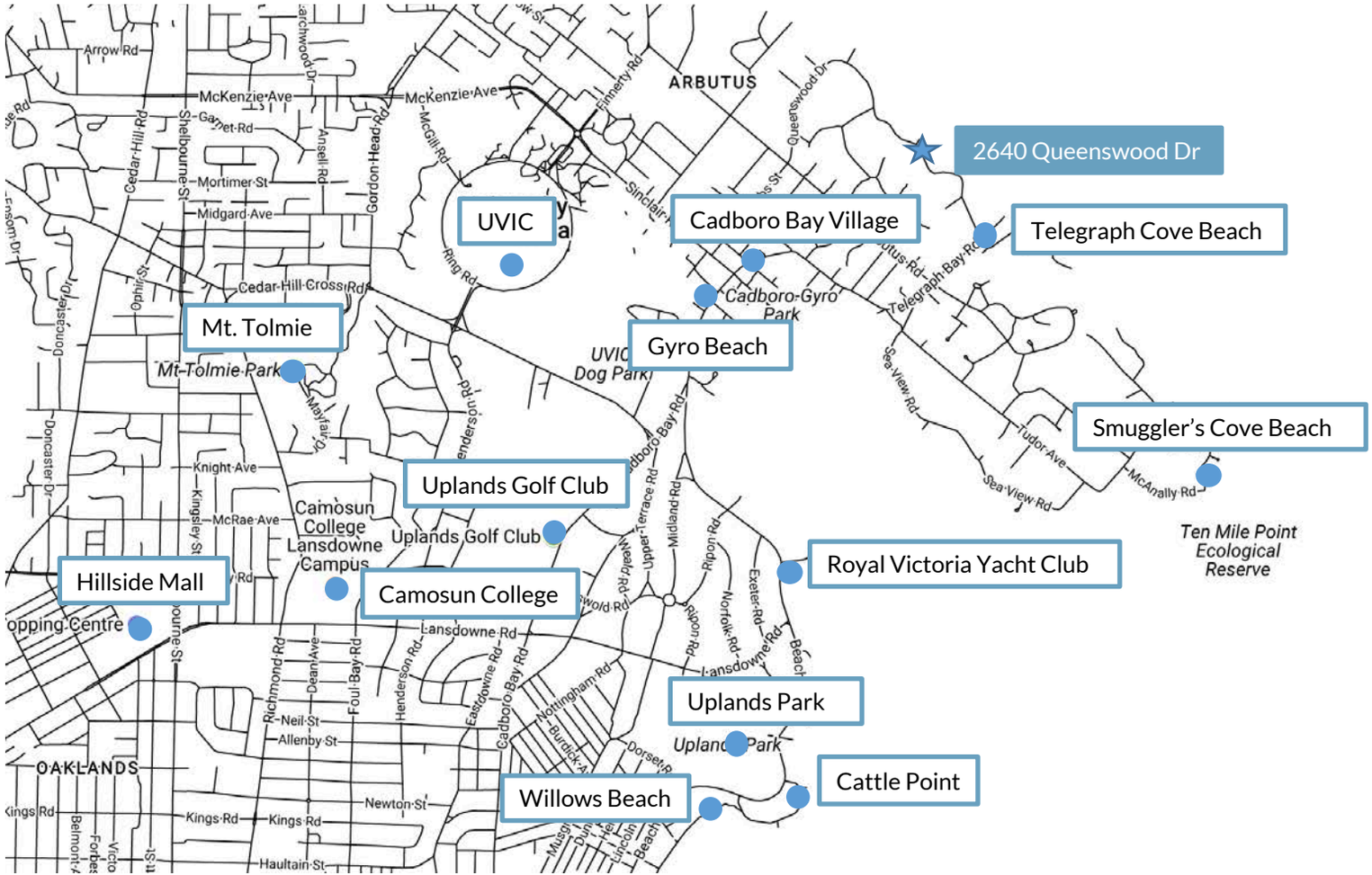
- Front porch – African Teak
- Seaside deck – African Teak,
- Large patio
- Underground irrigation system – 22 zones
- Gutter guards – installed 2017
- Fibreglass shingle roof
- Private cove
- Manicured lawns with walking path
- Gardens
- Greenhouse

QUEENSWOOD / CADBORO BAY

One of Canada's Most Desirable Neighborhoods

This fabulous property is located in the upscale Queenswood area, a sought-after neighborhood boasting some of the finest estate properties in Greater Victoria. Many new luxury homes have been built in the area over the last several years; many buyers seeking larger, more private properties on which to build their dream homes. This excellent location is just minutes away from charming Cadboro Bay Village, with shops, amenities, restaurants, Starbucks, and fabulous Gyro Park! Sunny Cadboro Bay beach is one of Victoria's best loved sandy beaches, and the perfect setting from which to kayak, or paddleboard around the warm and sheltered bay. Top ranked public and private schools, and the University of Victoria are close at hand, and several excellent golf courses, tennis courts, recreation centres, and the Royal Victoria Yacht Club are all within 10 minutes from your front door!

A world-class waterfront estate in one of Canada's most spectacular natural settings!



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250.514.1966 | lisa@lisawilliams.ca

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