

The Family Home at 1594 O'Neill Road

This Home on O'Neill was built in 1992 by the current owners. Built to last, it has been Beautifully Maintained over the years.

The Construction of the House is Documented with an Album full of Photos. All Building Permits and Title are available, and the Property Pins accurately define the property perimeter.

The home is approximately 2287sf with 1017sf unfinished. The home is Wheel Chair friendly, with Ground Level Entry. The Main Level maximizes the Views of the Sooke Harbor and Sooke Hills, and the East West Orientation takes full advantage of the Sun. The Sun literally makes its way around the House and Massive Decks to rest on the back yard for evening barbeques and parties.

The Ground Level...9 Foot Ceilings!

A Grand Cathedral Entrance opens to the Oak Staircase leading to the Main Level. The layout on the ground level is versatile, and easy to change to suit a new owner's needs. There is a Spacious Tiled Second Entrance/ Mud Room with coat closet and patio doors to the back yard. The Large Laundry Room with tub and shelving also houses the Forced Air Electric Furnace.

There are Three Bedrooms (two with walk in closets), Bathroom, a large Linen Closet and Storage area. The Hallways are wide and well lit. The Family Room has a cozy airtight and efficient Wood Stove with feature Brick Hearth. Double Patio Doors open to the front yard.

The Main Living Area...Vaulted Ceilings

The Kitchen is Divine!

Hand Crafted from Maple and featuring Birds Eye Maple Cabinetry, this Custom Kitchen is a Gem. The Shaker style Pantry has extra built in Rotating Shelves. There are Two Lazy Susans and even the Knobs are Handmade.

Also built in, is a floor to ceiling CD Storage Shelf.

The Countertop is spotless and Seamless.

The Appliances are included...stove, fridge, dishwasher, and washer and dryer.

The Sink is a Triple!

The kitchen window, with Window Shelves, overlooks your private back yard.

To top it off, the Ceramic Tile Floor is Heated!

There are Patio Doors from Almost Every Room onto the Massive Decks which Bring the Outdoors in and Bring the Indoors Out!

The South Facing Deck is Covered. The decks are Cedar with Metal Railings, Stairs to the ground level.

The Living / Dining Rooms are Graced with a beautiful Brick Fireplace and Marble Hearth. Real Oak Hardwood Floors give this home a Solid and timeless presence. The Layout is Open and Bright. There are Double Patio doors from the Living Room onto the Deck, facing East, and two sets of Patio Doors from the Dining Room to the South and West facing Decks.

The Master Bedroom has Patio Doors to the Balcony over looking the back yard, Oak Floors and Two Walk in Closets, His and Hers!
All the closets in the house have separate light switches.

The Main Bathroom has an oversized jetted tub and large built in Storage Closet.

French Doors lead to the Library/Music Studio.
This room gets the Morning Sun streaming in through the Patio Doors. It also has two vertical feature windows and Oak Floors.

Many Important Features

The house has 200amp electrical panel and power to the workshop in the back yard. The Backyard is a ½ acre of privacy. What you do with it is up to you! There is a green house, work shop and storage shed if needed...even a double swing set. The fruit trees are a real treasure and the deer love to roam and make themselves at home here too.

The Plumbing...Bricks and Mortar

This home has been primed for life with a Cadillac job on the 'unseen' plumbing .There is 3/4in.copper piping throughout and a 1 in. supply line to the street. It has 70psi pressure reduction station to keep the plumbing in top shape. In other words, the pressure never gets high enough to wreck the Hot Water Tank or toilets. There is a cold *and* hot water tap in the back yard for convenience with pets or just cleaning up after a barbeque!

The Septic System is sized for up to 6 bedrooms. It is a 420ft pressurized field which is located in the front yard. There is a 1000gal septic tank.

The Hot Water tank is an extra large 60 Gallons. The home has Heat Recovery Ventilation.

This house was indeed Built to Last, and so the Foundation also got the Royal Treatment. 14 loads of sand were placed under the slab foundation for Unrestricted Drainage. To top that off, there are twin lines of weeping tiles. One line deals with the down spouts. The perimeter drain around the entire house drains to the creek separately. There is also a perimeter drain to the North on the property line from the very back of the property to the front street. It is 4 1/2ft down and is a 4in perforated pipe, to prevent any drainage coming from adjoining properties onto this one.

These steps, and more, were taken so that the house could one day be Duplexed or added on to.

Prestigious Location

This home is located in Lovely Whiffen Spit, very near the Sooke Harbor House, and endless walking trails and beaches. The Ocean Edge living area here is enjoyed by a very appreciative neighborhood that treasures their environment daily.

You will always find walking friends here.