



Privacy, Acreage and Oceanfront
Lot 1 Sunnybrae Road
Shirley, BC



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West Coast Lifestyle with Stunning Ocean Views

Lot 1 Sunnybrae Road

This remarkable piece of land offers a perfect blend of nature's beauty. Fresh sea air is infused with the scents of evergreen trees – such as fir, cedar, hemlock, and Sitka spruce – while the soothing sounds of waves create a tranquil atmosphere.

This is one of the finest properties in the Sooke area, featuring nearly 10 acres of sunny open meadows, forest, numerous options for building sites, and approximately 350 feet of ocean frontage. A man-made spring-fed pond provides abundant water year round.

Essential utilities already in place include hydro and wells. Property improvements feature 200 AMP electrical service with underground wiring, an improved driveway, 24kw propane backup generator, modern two-compartment septic system, and UV water filtration system for the spring-fed pond.

Enjoy baked goods from the Shirley Delicious Café, stroll to the Sunday market at the Shirley Community Hall or explore the trails around the historic Sheringham Point Lighthouse - all within walking distance of this property.

The town of Sooke is a 15 minute drive away and you are less than a one hour drive east to downtown Victoria, or west along the coast to the old-growth forests in Port Renfrew.

Buyers should inquire with their realtor about land-purchase exemptions for foreign buyers and the Speculation and Vacancy Tax as per the SVT Location Map.





An opportunity to live an authentic
West Coast experience









Strait of Juan de Fuca, Salish Sea
Southwest Shore of Vancouver Island





Shirley Delicious Café - 10 minute walk



Historic Sheringham Point Lighthouse

Old Growth Forests



Recreation & features nearby:

- French Beach Park - 5 minute drive or 25 minute walk along quiet neighbourhood roads
- Sandcut Beach & Otter Point Park - 10 minute drive
- Surfing at Jordan River - 10 minute drive
- East Sooke Regional Park - 30 minute drive
- Mystic and China Beach - 20 minute drive
- Walk to the Shirley Community Hall & Pioneer Park for community & cultural events

5 minute drive to French Beach



Private Oceanfront Acreage Lot 1 Sunnybrae Road, Sooke BC

One of the finest properties in the Sooke area, featuring nearly 10 acres of sunny open meadows, forest, numerous options for building sites, and close to 350 feet of ocean frontage. Essential utilities are already in place. A man-made spring-fed pond enhances the property, while fresh sea air is infused with scents of evergreen trees, and soothing sounds of waves create a tranquil atmosphere.

Outstanding Features

- Views of the:
 - Strait of Juan de Fuca, Pacific Ocean
 - Olympic Mountains
- Private 9.82 acres with:
 - open meadows
 - approximately 350' oceanfront & beach
 - multiple options for building sites
- Man-made, spring-fed pond provides abundant water year round
- Mature trees & lush vegetation
 - cedar
 - fir
 - Sitka spruce
 - Hemlock
- Agricultural Land Reserve (ALR)
- Essential utilities already in place:
 - hydro
 - two historic wells
- Property improvements include:
 - 200 AMP electrical service with substantial underground wiring
 - improved driveway
 - 24kw propane backup generator
 - modern two-compartment septic system
 - UV water filtration system currently in place for spring-fed pond
- Auxiliary temporary sheds on the property can accommodate visits *
*buyer to verify land use & permits if important

- Stroll to the Shirley Community Hall:
 - Sunday market
 - cultural events that celebrate music & art
 - craft fairs in the spring & fall
 - *Shirley Pioneer Park* nature reserve
 - *Shirley Day* every August offers vendors, food, family events & music
- Walk to the famous Shirley Delicious Café
- Explore the nearby trails & historic site at Sheringham Point Lighthouse
- 5 minutes to French Beach Provincial Park
- Priest Cabin Community Park offers a short hike to views of French Beach & the Strait of Juan de Fuca
- Sandcut Beach is 10 minutes
- Jordan River is 15 minutes
- Otter Point Park is 10 minutes
- East Sooke Regional Park is 30 minutes
 - With 50 kms of trails through forest & along the Coast Trail
- Old-growth forest in Port Renfrew is 1 hour away
- 15 minutes to all amenities & services in Sooke
- 50-minute drive to downtown Victoria
- Buyers should inquire with their realtor about land-purchase exemptions for foreign buyers & the Speculation & Vacancy Tax as per the SVT Location Map



Audra Poole
Licensed Realtor

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