

6563 ARRANWOOD DRIVE

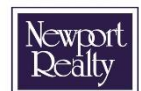


RANCHER STYLE WITH LOWER LEVEL

Charming 2010 built home radiates warmth. Spacious 4BR+Den 3bath with designer paint, wood floors, stainless appliances, gas FP are sure to impress. Exquisite 2100sqft featuring stylish eating bar, elegant open concept kitchen-living, separate dining/den/office, master w-walk in wardrobe, roomy ensuite bath for convenient main level living. Spacious family room, fenced yard, comfortable deck, welcoming verandah. Chic office/home based business or convert back to full garage. Level driveway, parking for multi vehicles. Easy stroll to schools and park, only minutes to shopping, banks, dining. Balance of home warranty. Exceptional layout for families and retirees in a neighborhood with the perfect mix of growing families and empty nesters!



KIMBERLY LEGEARD
REAL ESTATE



CHRISTIE'S
INTERNATIONAL REAL ESTATE

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6563 ARRANWOOD DRIVE



MASTER BEDROOM



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2ND AND 3RD BEDROOMS



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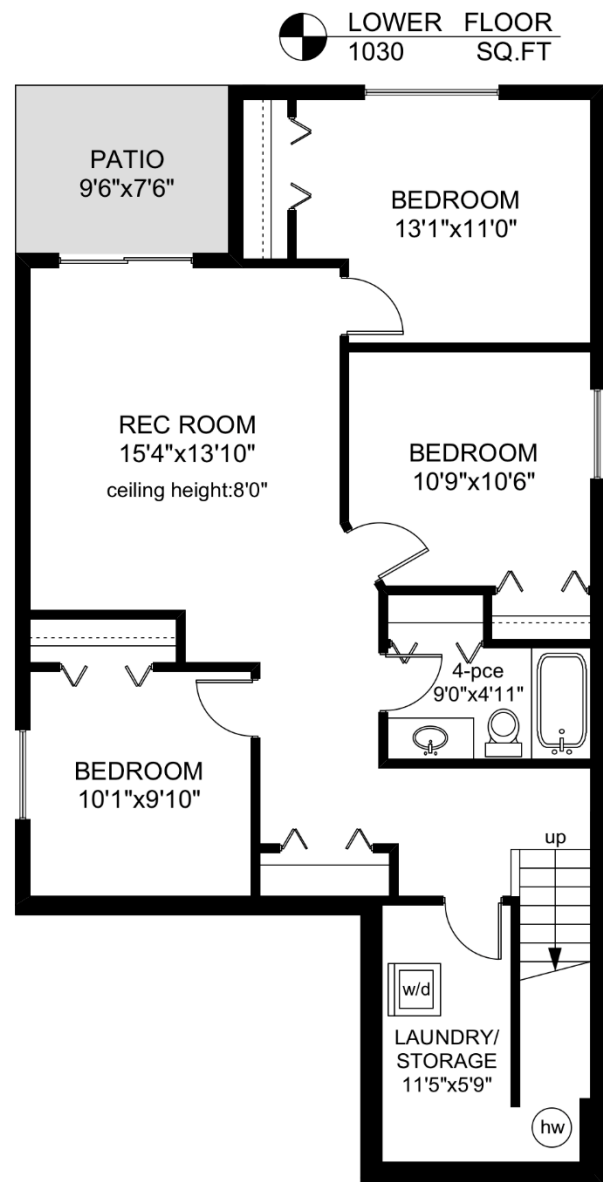
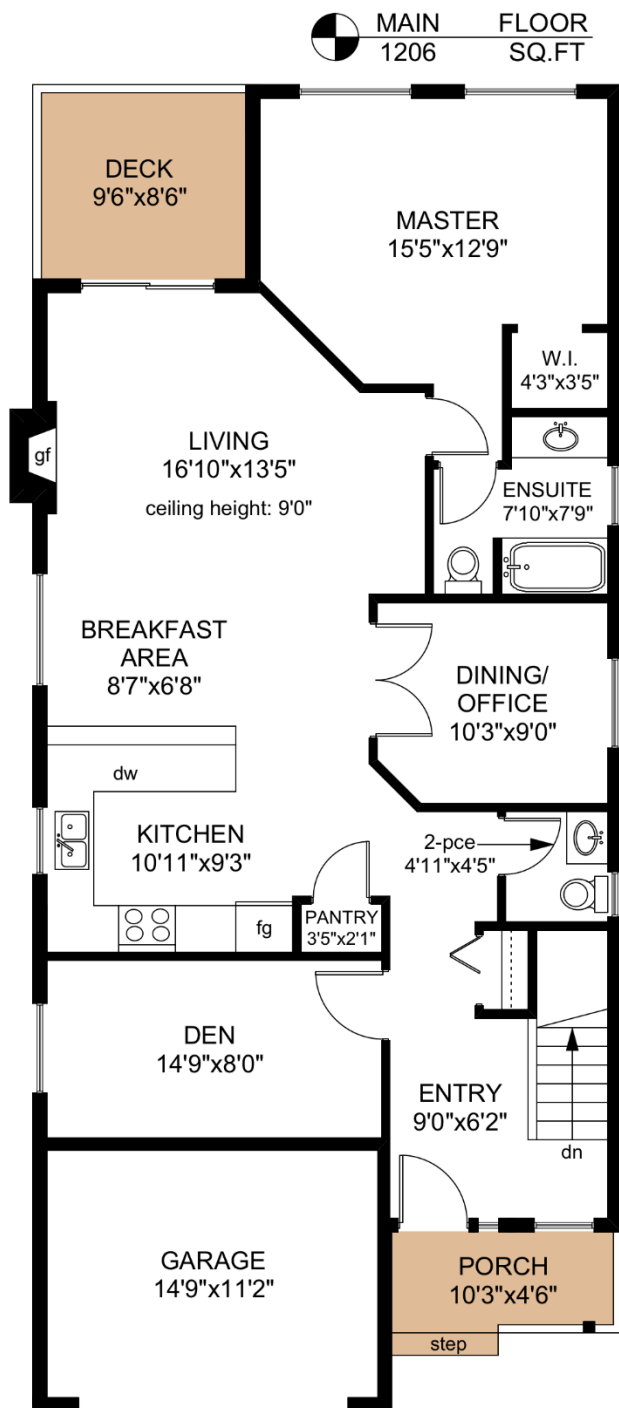
4TH BEDROOM AND HOME OFFICE/DEN



FEATURES

- * Large Stainless Fridge with Ice, Water & Lower pull out freezer
- * Modern Front Loading Washer and Dryer
- * Fenced Back yard
- Partial Garage fits a smart car, motorcycles and other toys! May be converted back to a full sized garage by removing the den wall.
- * Lots of windows
- * Wood floors in like-new condition
- * Built in Sound System —just hook up your speakers and enjoy!
- * Space saving Built In Microwave
- * Modern, Large Sit-At Eating / Entertaining Bar open to the living room
- * Shed nicely tucked away at the side of the house
- * Natural Gas Fireplace adds warm ambiance
- * Pot lights and smooth finish ceilings
- * Separate Dining area can be used for Office or Den
- * 4 spacious Bedrooms
- * Lovely Home Based Business/Work out Room/Den
- * Huge Living Room or Combo Living-Dining
- * Awesome Family Room for play area, pool table or media room
- * Cozy East Facing Deck
- * Welcoming Verandah
- * Master on the Main for main level living

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	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1206	0	1206
LOWER	1030	0	1030
TOTAL	2236	0	2236
GARAGE	0	187	187
DECK	0	82	82
PORCH	0	44	44
PATIO	0	71	71



0' 5' 10'

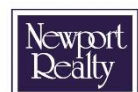
PREPARED FOR THE EXCLUSIVE USE OF
KIMBERLY LEGEARD OF NEWPORT REALTY

MEASURED ON: 08/07/15
DRAWING FILE: 13009

Taf Measure VICTORIA, B.C.
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www.tafmeasure.com



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WHAT WE LOVE !

- * Our Neighbors are amazing! A young family on one side and empty nesters on the other!
- * We are close to all the schools —so close in fact we walk and have never had to drive the kids.
- * We can walk to shopping and everything!
- * There are tons of kids in the area for our children to play with.
- * Love getting up to the sun shining into our living room.
- * Enjoy having our morning coffee on the deck.
- * The lovely views of the Mountains.
- * Cooking gourmet dinners in kitchen and our amazing convection oven.
- * Lively entertaining at our raised bar.
- * Huge extra space downstairs which is nice and cool.
- * Movie Night in our Family Room!
- * Easy maintenance fenced yard.
- * Perfect location and space created for my thriving home based business (hair salon).
- * Close to trails and beaches.
- * Sooke is such a beautiful & friendly place to live!

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DINING ROOM (OFFICE) & FENCED BACK YARD



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INVITING LEVEL ENTRY

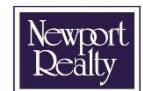
LARGE LAUNDRY WITH
MODERN APPLIANCES

LARGE BATHROOMS

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