

A two-story house with a light beige exterior and dark brown roof. The house features a large front-facing window on the second floor, a smaller window on the first floor, and a two-car garage with tan doors. A dark brown door is visible to the left of the garage. The house is surrounded by greenery, including a large tree on the left and a smaller tree in the foreground. The sky is blue with some light clouds. The address number '2035' is visible above the garage.

# 2035 Gourman Place

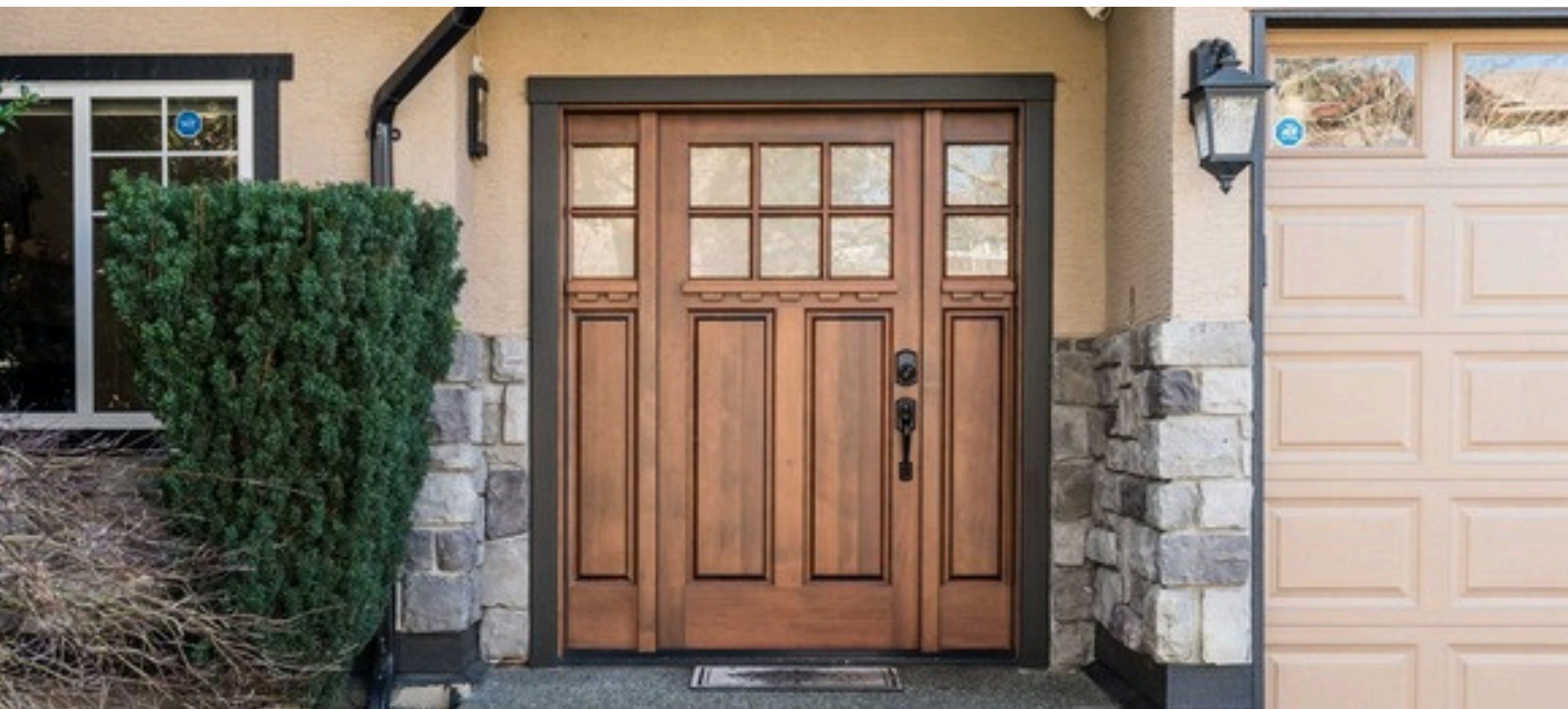
**LAKESIDE LIVING IN THE CITY | Thetis Heights**



**Victoria Real Estate**  
COLLECTIVE

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# PRIMARY RESIDENCE



This rare executive home in Thetis Heights offers true lakeside living just minutes from Upper Thetis Lake. Situated on a quiet cul-de-sac with direct trail access beside the property, the 6 bedroom + office/gym layout blends modern upgrades with unbeatable recreation. A permitted self-contained suite adds income flexibility in one of Vancouver Island's most desirable neighbourhoods.



Not often do we find a home that radiates such warmth and modern sophistication! With hand-scraped hickory hardwood floors throughout the main level, radiant in-floor heating, and a flexible layout that includes a dedicated office, gym or hobby space. This residence is located perfectly at the quiet end of a private cul-de-sac with a trail head taking you directly to over 40+ kilometres of trails, lake swimming, biking and recreation.

# KITCHEN



This thoughtfully designed chef's kitchen combines luxury and function with quartz countertops, custom sugar maple cabinetry, premium Blanco undermount sink, soft-close drawers, and pull-out pantry storage. Ample storage and oversized windows create a bright, inviting space perfect for everyday living and entertaining.



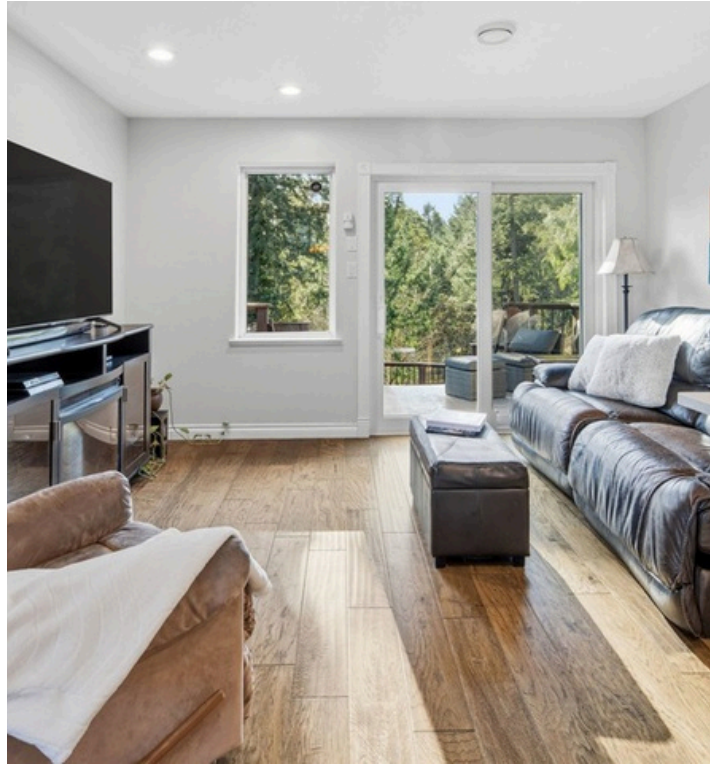
The open-concept living room radiates warmth with hand-scraped hickory hardwood floors, a cozy gas fireplace, built-in surround speakers, and large windows flooding the space with natural light. Seamlessly connected to the kitchen and dining area, it creates the perfect setting for relaxing or hosting guests.

**LIVING &  
DINING ROOM**



# FAMILY ROOM

The family room and breakfast nook sit right off the gourmet kitchen, creating the heart of everyday living in this home. Bathed in natural light from oversized windows, the charming breakfast nook features a the perfect spot for relaxed family meals or quiet morning coffee with forest views.

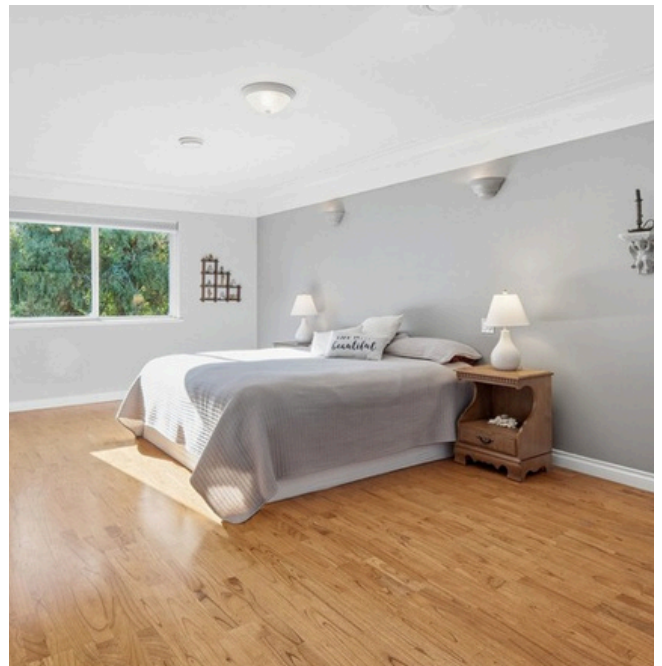


# BREAKFAST AREA

# PRIMARY BEDROOM



The primary bedroom offers a peaceful retreat with a spacious walk-in closet and bright forest views. Oversized windows fill the room with natural light while rich hardwood flooring and thoughtful finishes create a calm, luxurious sanctuary.





# ENSUITE

The luxurious primary ensuite features a two-person jetted tub, separate walk-in shower, double vanity, and designer fixtures — a true spa-like experience with bright natural light and ample storage.

# BEDROOMS



This home features five spacious bedrooms, three of which are located on the upper level (including the primary) with generous closets and bright windows.

Three bathrooms total, including two four-piece baths and a full in-suite bathroom with soaker tub and shower.



# BATHROOMS

# OUTDOOR ENTERTAINMENT



Custom granite stone entertainment terrace (~\$70,000 replacement value) with built-in curved seating wall, integrated gas or wood burning fire pit, and full outdoor kitchen station with stainless BBQ. The expansive south-facing multi-tiered cedar deck overlooks the private greenbelt — ideal for year-round entertaining.



# LEGAL 1 OR 2 BED SUITE



The permitted completely self-contained 1 or 2 bedroom suite features its own walk-out entrance delivering privacy, flexibility, and outstanding income potential!

Bathed in natural light, the suite features a full kitchen, radiant in-floor heating, in-suite laundry and dishwasher.

A luxurious full bathroom with soaker tub and shower, fire-rated separation door, and sound-insulated walls ensure comfort and complete independence.

A standout feature: the suite is divided by a non-load-bearing, removable floating wall. Removing it effortlessly merges the spaces, unlocking huge potential for a custom home cinema, lively games room,

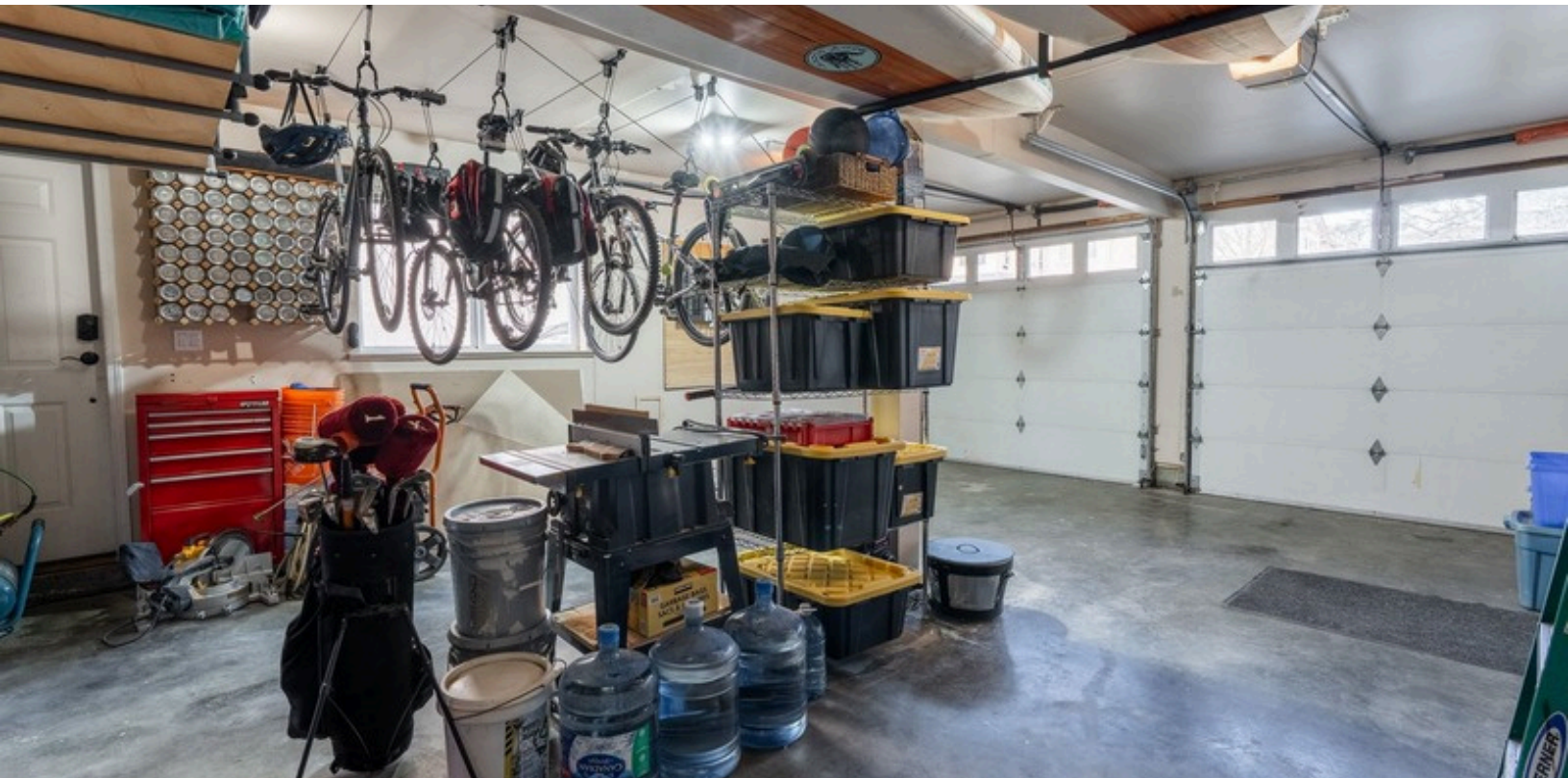
recreation lounge, or additional family living area!

Beyond strong long-term rental income potential, this suite offers exceptional flexibility for multigenerational living—providing independent yet connected space for extended family.

It also presents fantastic opportunities as a vacation rental or Airbnb-style short-term accommodation (subject to compliance with provincial and local regulations).



# GARAGE AND STORAGE



The extended two-car garage is every active family's dream. Built-in custom metal shelving, dedicated mason-jar rack keeps every screw and bolt perfectly accessible. Four ceiling drop-down storage racks and specialized holders suspend bikes while paddle boards or kayaks hang overhead instantly freeing floor space and keeping gear ready for adventure!



# FEATURES & UPGRADES



## EXTERIOR & OUTDOOR

▪ Newer roof & gutters (2021) ▪ Fresh exterior paint & trim (2023) ▪ Custom front door + Ecoline sliders ▪ Fully fenced backyard with greenbelt views ▪ Custom granite stone terrace, outdoor kitchen, seating wall & fire pit — \$70,000 replacement value

## HEATING, COOLING & SYSTEMS

▪ Radiant in-floor heating throughout ▪ New Viessmann boiler (2024) ▪ Heat pump with central air conditioning ▪ On-demand tankless hot water

## INTERIOR & KITCHEN

▪ Hand-scraped hickory hardwood floors ▪ Gourmet quartz kitchen with custom cabinetry & stainless appliances ▪ Gas fireplace + built-in surround sound ▪ Dream laundry room + flexible office/gym space

## PERMITTED LEGAL SUITE

▪ Private walk-out 1- or 2-bedroom suite with in-suite laundry, dishwasher & full bathroom ▪ Fire-rated separation + sound insulation ▪ Radiant heat & independent utilities ▪ \$80,000–\$100,000 estimated value

**GARAGE & STORAGE** ▪ Extended two-car garage with custom metal shelving, ceiling drop-down racks, paddleboard/kayak hoists & organized workbench

Total documented investment exceeds \$220,000 — delivering immediate equity and turn-key lakeside living.

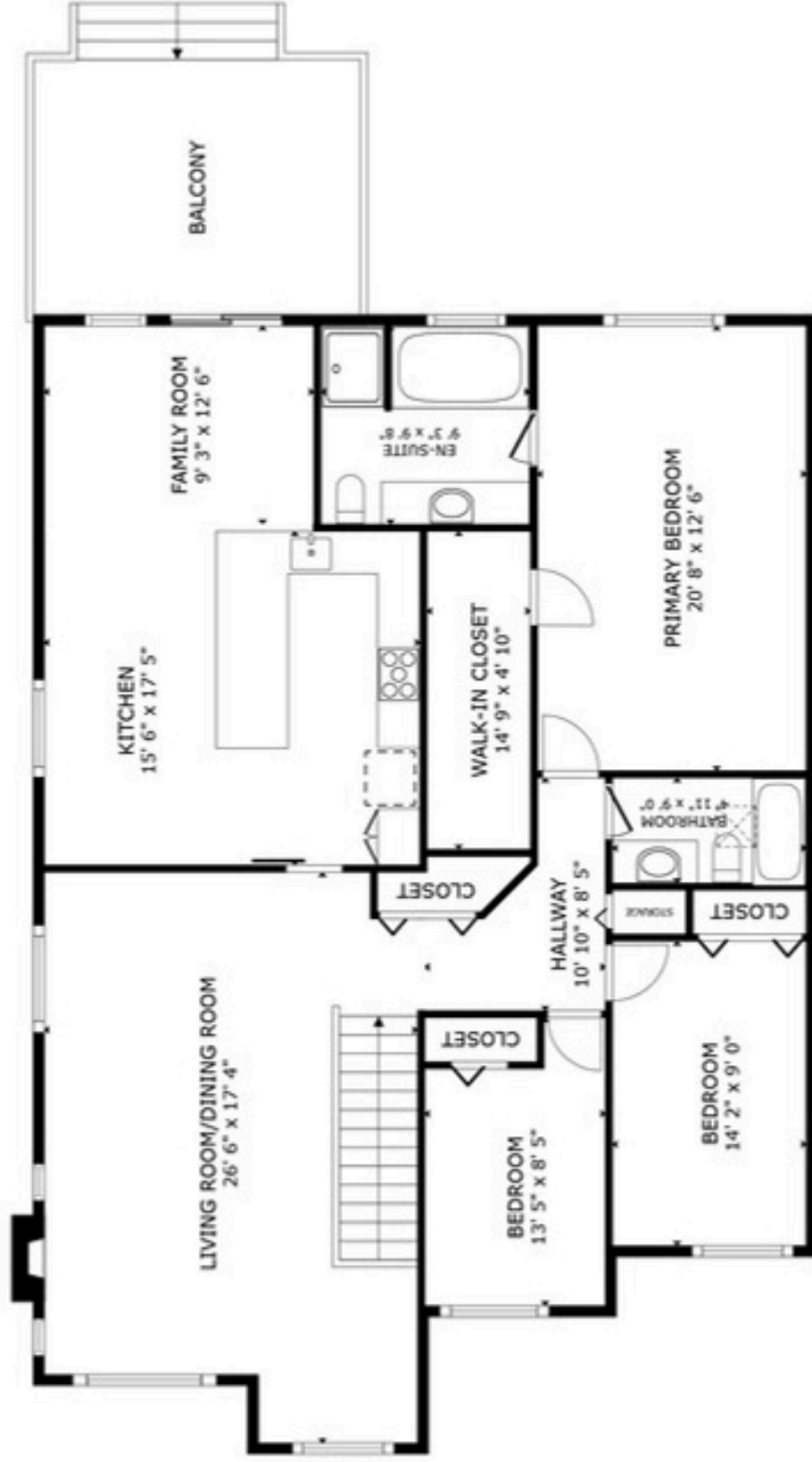
# THETIS LAKE RECREATION LIFESTYLE



Direct trail access beside the property into Thetis Lake Regional Park. 2-minute walk to swimming, 40+ km of trails, kayaking, paddleboarding, and forest recreation. Quiet cul-de-sac surrounded by protected greenbelt — the best of lakeside living just minutes from the city.



# MAIN LEVEL

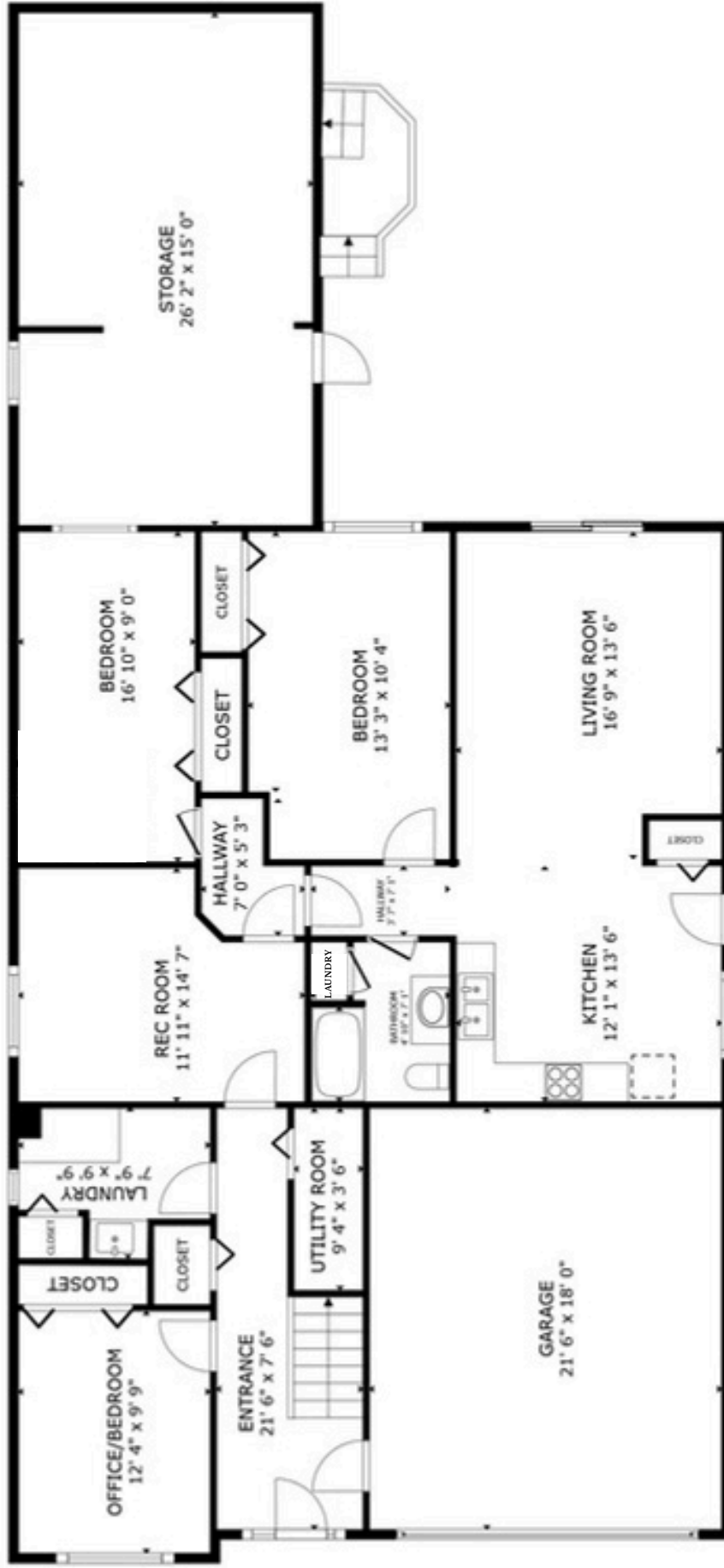


	Main Level	Lower Level	Total
Finished	1662	1851	3513
Unfinished	36	387	423
<b>Total</b>	<b>1698</b>	<b>2238</b>	<b>3936</b>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# LOWER LEVEL



	Main Level	Lower Level	Total
Finished	1662	1851	3513
Unfinished	36	387	423
<b>Total</b>	<b>1698</b>	<b>2238</b>	<b>3936</b>

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