



2946

FISHBOAT BAY ROAD

5 BED | 4 BATH | 5363 SQ.FT.

[www.PinnacleHomesGroup.com](http://www.PinnacleHomesGroup.com)

250-380-SOLD

eXp Realty





## THE HOME

5 BEDS | 4 BATHS

Introducing the West Coast Dream Home you've been waiting for. Nestled on the rugged coastline of Vancouver Island, this exquisite residence boasts over 5000+ sqft of luxury living space, offering a lifestyle that's nothing short of extraordinary. As you approach this magnificent property, you'll be captivated by the natural beauty that surrounds it. Towering trees frame the driveway, creating a sense of privacy and tranquillity. The moment you step inside, you'll be greeted by a spacious and inviting foyer, with vaulted ceilings and breathtaking views of the ocean setting the tone for the grandeur that awaits. This Custom Built 4 CARE Award Winning Home features Five generously sized bedrooms and Four bathrooms. The primary suite is a true retreat, complete with its own 5pc ensuite bathroom, walk-in closet and, most importantly, a private deck with breathtaking panoramic ocean views. The heart of this waterfront home lies in its living spaces, where the kitchen, dining area, and living room seamlessly flow together. The living room is adorned with large windows that frame the ever-changing ocean views, creating a serene ambiance that's both calming and inspiring. One of the most coveted features of this property is its private ocean access. A meandering path leads you to the water's edge where you can relax and immerse yourself in the natural beauty. This home offers modern amenities such as a 2 car garage, a dedicated firepit area, a playground, a guest suite, a home office, gym, wine cellar, media room and ample storage space throughout.



## THE FEATURES

Upon entry, you will love the vaulted ceilings throughout the home leading to a spacious floor plan, complete with a functional main level kitchen, dining and living area. In your sights, you will see breathtaking ocean views and the sleek modern kitchen including high-end Viking & Sub-Zero appliances and beautiful countertops. The en-suite was built for his or her dream bathroom including a soaker bathtub, a shower, and a double sink. Other features include a 2 car garage, a dedicated firepit area, a playground, a guest suite, a home office, gym, wine cellar, media room and ample storage space throughout.





## THE PRIMARY BEDROOM

The extravagant primary bedroom is perfect to come home to with a beautiful walk-in closet and its luxurious 5-piece ensuite, sleek walk-in shower, beautiful freestanding bathtub, gorgeous tiling, heated floors, and double sinks. This room boasts a captivating feature—a private deck that offers breathtaking vistas of the ocean.



## THE KITCHEN

The kitchen of this lovely home is a chef's delight, with premium Viking stainless-steel appliances, Granite countertops, coffered ceiling, silver finishes, plentiful cupboard space and ocean views. Additional features include, a built-in home monitoring system, a 30' propane stove, chef's grade Sub-Zero Refrigerator, and an expansive island that leads into the living or dining room.





## THE GUEST SUITE

2946 Fishboat Bay Road provides a separate guest suite with it's own media room, living area and washroom. A versatile space that is perfect for family, friends, or teens.



## THE EXTERIOR

Built in 2005, This custom built 4 CARE Award Winning ocean front executive home is situated in Shirley. Offering beautiful ocean views and exquisite attention to detail. There is no better place to live the West Coast lifestyle, being steps from the ocean, plentiful beaches and many hiking/walking trails.





# THE FLOOR PLANS:

5363 Finished SqFt

Main Floor - 2722 Sqft

Upper Floor - 1356 Sqft

Upper Floor Abv Garage - 1185 Sqft

Lower Floor - 100 Sqft

9' Ceiling Height - Main

9.5' Ceiling Height - Upper

9.8'-15.4' Vaulted Ceiling Height - Above Garage

6.4' Ceiling Height - Lower Floor



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2946 FISHBOAT BAY ROAD SEPTEMBER 26, 2023 PREPARED FOR THE EXCLUSIVE USE OF THOMAS KALA PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.				
FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
MAIN	2722	-	878	1412
UPPER	1356	-	-	252
LOWER	100	444	-	-
GARAGE UP.	1185	-	-	-
TOTAL	5363	444	878	1664

NORTH



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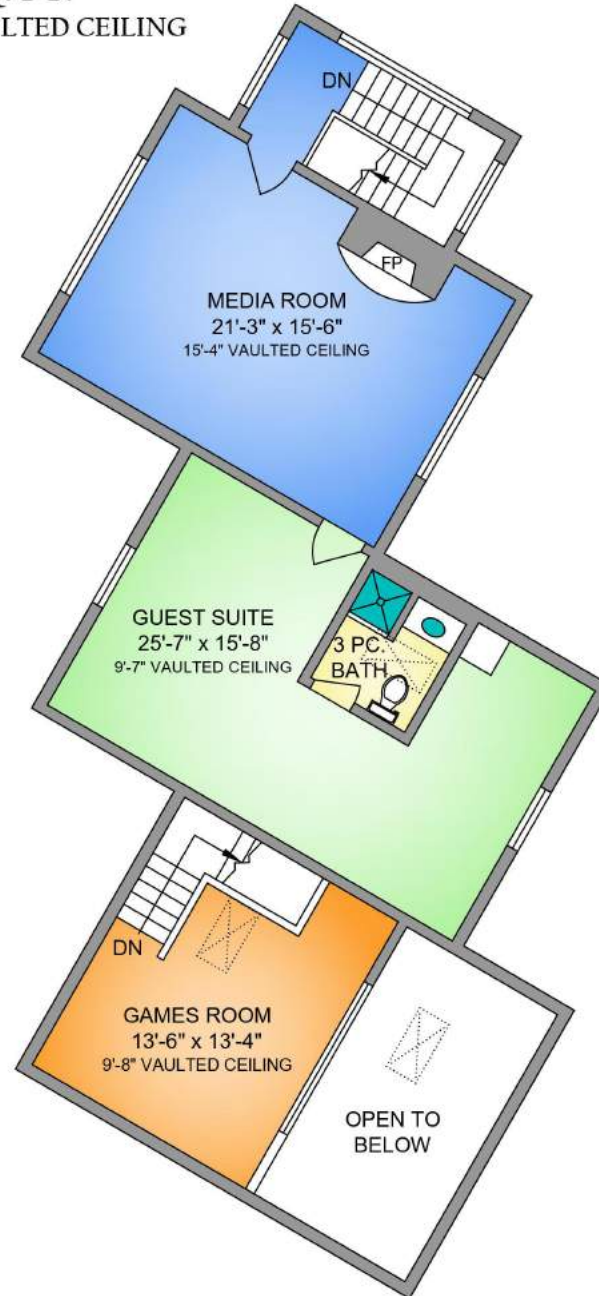
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## UPPER FLOOR - ABOVE GARAGE

1185 SQ. FT.

9'-8" TO 15'-4" VAULTED CEILING



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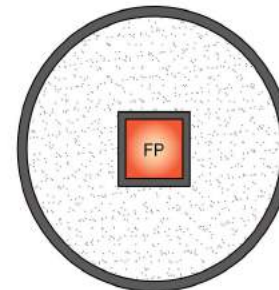
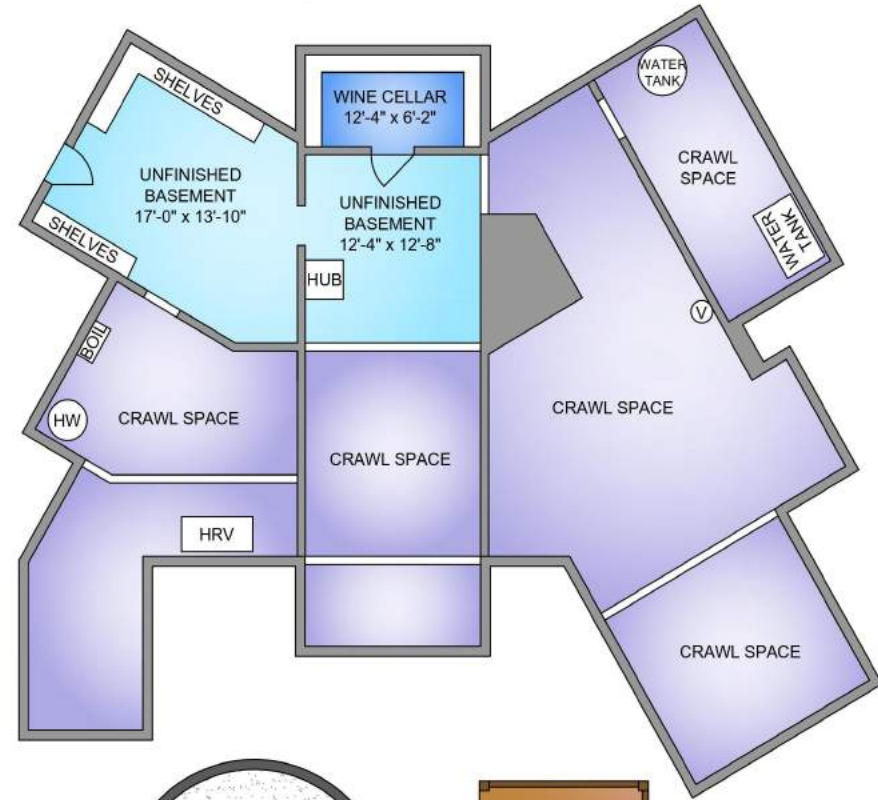
NORTH



## LOWER FLOOR

100 SQ. FT.

6'-4" CEILING HEIGHT





## 2946 Fishboat Bay Road AT A GLANCE...

BUILT: 2005

BEDROOMS: 5

BATHROOMS: 4

### INCLUDED ITEMS:

- Sub-Zero Refrigerator
- Kitchen-Aid Dishwasher
- Viking Range Hood
- 30' Viking Propane Stove
- Panasonic Microwave
- Built-in Home Monitoring System
- Bosch Laundry Package
- 400AMP Service
- Home Automation System (Lights/Sounds)
- Home Camera System

### EXTERIOR HIGHLIGHTS:

- Outdoor Playground
- Metal Roof
- Private Primary Bedroom Balcony
- Hot Tub
- Fenced private backyard
- Private Staircase to ocean
- Dedicated Firepit Area
- Covered Outdoor Firewood Storage
- Double Car garage
- Ample Parking
- Easy care landscaping
- Multi-Zone Irrigation System

FINISHED AREA: 5363 sq ft.

LOT SIZE: 110642 SqFt Lot

WATER: Well (Drilled)

WASTE: Common Septic

### INTERIOR HIGHLIGHTS:

- Mahogany Hardwood Floors
- Stunning Spacious Kitchen
- Premium High-end appliances
- Granite countertops
- 3 Wood Burning Fireplaces
- Coffered Ceilings (Kitchen)
- Floor to Ceiling Windows
- Vaulted Ceilings
- Steam Shower
- Home Gym
- Media Room
- Separate Guest Suite
- Wine Cellar

### HEATING:

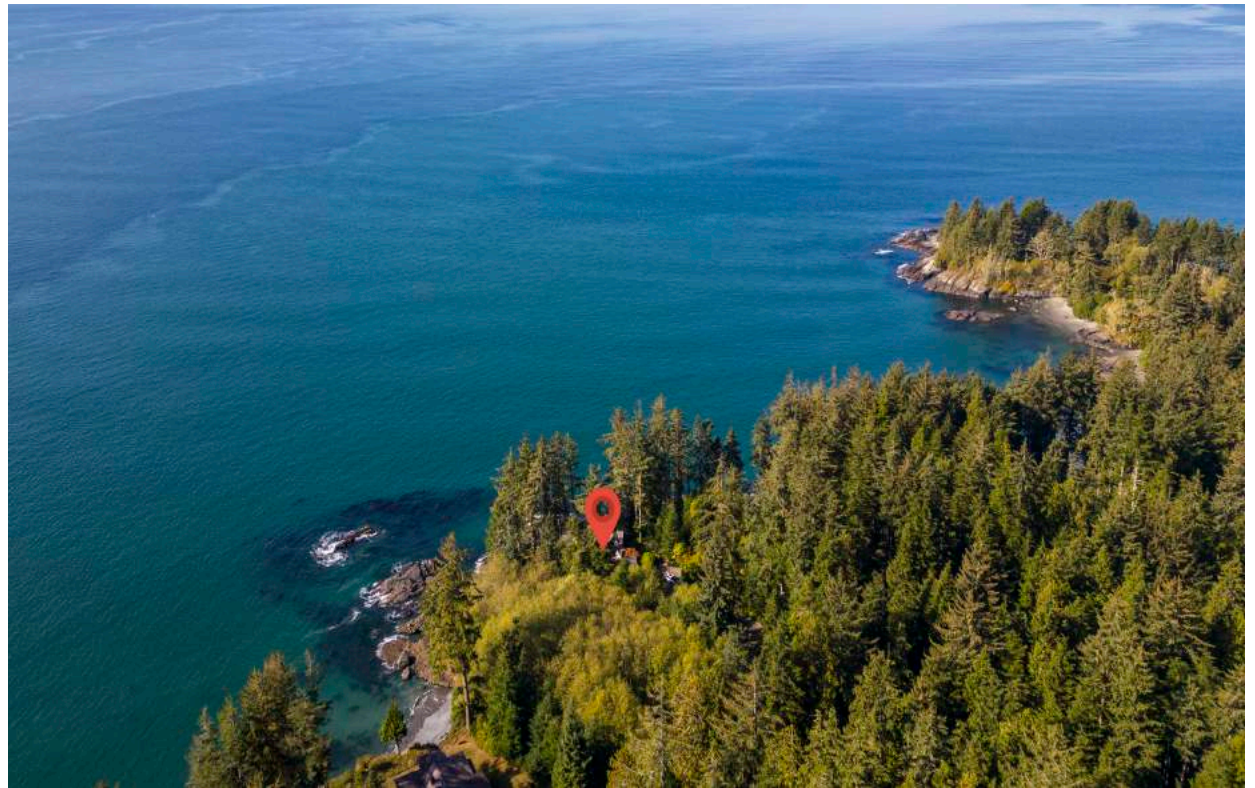
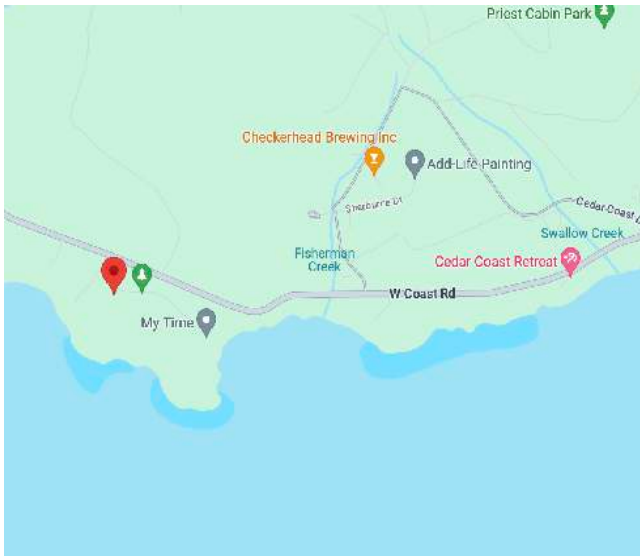
- Electric boiler Radiant in-floor heating
- 3 Wood-Burning Fireplaces
- UV Rain-Water Treatment System



# THE LOCATION

## *Shirley*

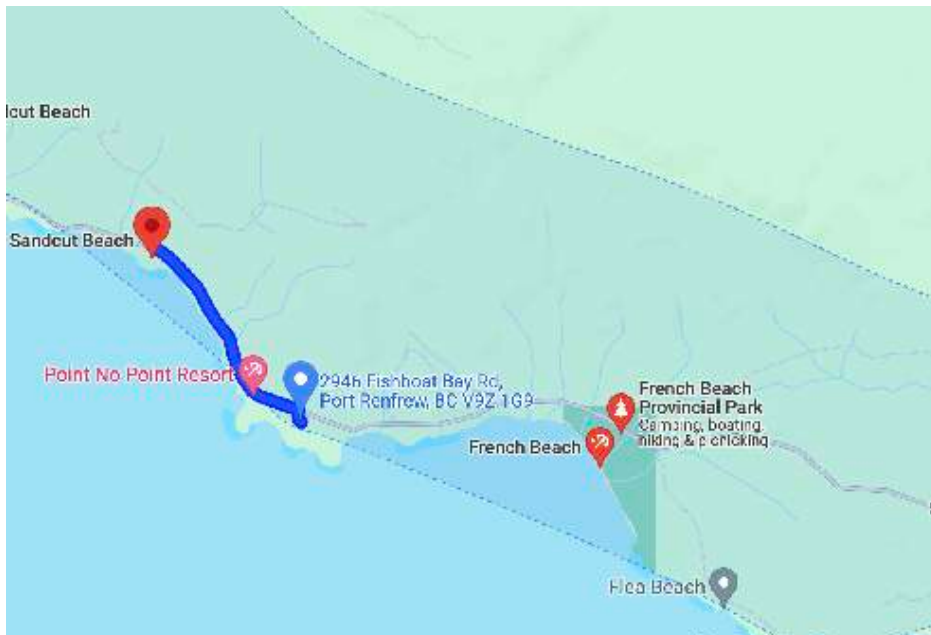
Nestled between the Pacific Rim National Park Reserve and the Juan de Fuca Strait, Shirley, BC, offers a perfect blend of natural beauty and tranquility. With dramatic cliffs, pristine beaches, and the renowned Botanical Beach Provincial Park, nature enthusiasts will be captivated. Outdoor adventurers can explore the Juan de Fuca Marine Trail, while small-town charm and a close-knit community define the local atmosphere. For daily conveniences, the nearby town of Sooke provides grocery stores, medical facilities, and schools, while the city of Victoria is just an hour's drive away, offering even more amenities, cultural events, and employment opportunities. Real estate options vary from waterfront properties to cozy cottages, making Shirley an ideal destination for year-round living, vacationing, or investment. Whether you're drawn to the coastal lifestyle, rich amenities, or the stunning beaches, Shirley has it all.





## BEACHES IN THE AREA

- Sandcut Beach
- French Beach Provincial Park
  - Mystic Beach
  - Gordon Beach
  - Ella Beach
- Muir Creek Beach
  - Bear Beach
  - China Beach
  - Willows Beach
  - Sombrio Beach











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