

\$750,000 - 2585 Sooke River Rd, Sooke

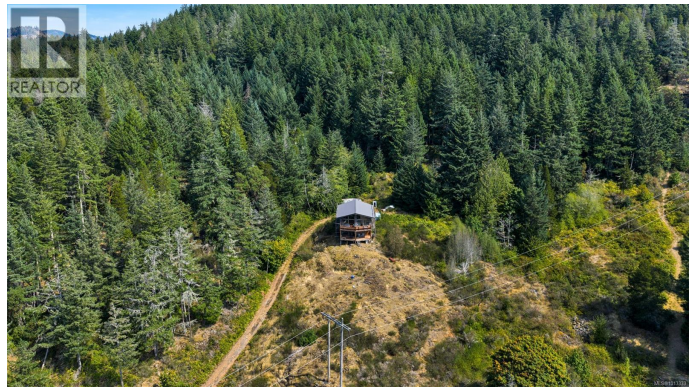
MLS® #1013333

\$750,000

0 Bedroom, 0.00 Bathroom,
Vacant Land on 5.49 Acres

Sooke River, Sooke, British Columbia

Welcome to a rare opportunity in Sooke's stunning rural landscape. This 5.486-acre (2.22-hectare) parcel, zoned RU 102, offers a versatile mix of permitted uses—including agriculture, aquaculture, and residential living—with potential for up to three single-family homes or one duplex. One secondary or small suite per home is also allowed, along with accessory uses such as bed & breakfasts, vacation rentals, and home-based businesses. While the lot size does not meet subdivision requirements (minimum 4 ha), it offers endless potential for a private retreat or hobby farm. An 800-foot (approx.) concrete driveway winds through the property to an elevated building site, offering privacy, expansive views, and excellent exposure for off-grid or alternative energy living. A street-side water connection is already in place, and although hydro service is not currently connected, a hydro transmission line runs through the property, presenting potential future utility options. Adding to its unique charm, the land features an existing unpermitted wood-framed structure—perfect for creative buyers seeking a head start on development or a temporary shelter while building their dream home. At the rear of the property lies a section of the historic Sooke Flowline, an abandoned 44-kilometre concrete aqueduct that once supplied water to the region. Now a hidden gem of the Sooke Hills, the Flowline offers a one-of-a-kind walking



experience along its mossy, tree-lined route—ideal for nature lovers, hikers, and history enthusiasts alike. This is a truly special rural property with space, beauty, and character—ready for your vision to take shape. (id:6289)

Essential Information

Listing #	1013333
Price	\$750,000
Bathrooms	0.00
Acres	5.49
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	2585 Sooke River Rd
Subdivision	Sooke River
City	Sooke
Province	British Columbia
Postal Code	V9Z0X8

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Pemberton Holmes - Sooke
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