

Notes for 102-6591 Arranwood Drive

Welcome to the Alders, a coveted family & pet-friendly neighbourhood. This 1702 sqft former Show Home is set on two sunny floors, and with 3 bedrooms plus den and 2.5 bathrooms, it feels more like a house! This is especially true, with all the fresh new interior paint, and almost all new appliances, plus rich engineered hardwood on the main with romantic fireplace, and new carpets. Skylights and plenty of large windows with 9ft ceilings fill this corner Townhome with a gorgeous amount of natural light, allowing a bright open floorplan. The Principle bedroom features a walk-in closet and ensuite. Extra flex space has been created in the garage to use as an family room. There's even a large crawlspace for storage. This haven offers an amazingly large fully-fenced backyard for the gardening enthusiast, and the roomy kitchen with sit-up counter is ideal for the Chef. The spacious shaker-style Kitchen leads to your covered large deck off the dining room, perfect for entertaining and BBQs. The backyard faces South West, offering great evening light. Low strata fees in this well run development make this a smart choice. Centrally located, with 2 dogs allowed!! Everyone loves Woodland Creek, a great development located in the heart of Sooke on the municipal trail system; allowing easy walking to elementary and middle schools, the arena/pool complex, and Sooke Centre. This is the perfect package. Your New home awaits!

Here are some notable details that make life here wonderful:

2 min to Ecole Poirier French Immersion Elementary

2 min to Journey Middle School

3 parks for kids within 2 min walk

Con't.

1 minute to Galloping Goose.

10 min walk on Goose to Sea Parc

Brand new Library in September 5 min walk

5 min drive to Whiffen Spit, Sooke Harbour House with boardwalk and waterfront walk way.

And Prestige Hotel has a dock for boat Moorage - perfect for crab nets!

Sooke Elementary also nearby.

On direct school bus route to Edward Milne Senior High.

10 minute drive to Sooke Pot holes Swimming and hiking.

Turf field for lawn bowling and soccer. Lit for night play.

Fun beaches within half an hour; Sandcut and French Beach.

On major BC Transit route. Highway renovation new connector will shave off 10 minutes for the drive and straighten the road, with a new bus exchange.

Zip Line at 17 Mile Pub is going to be expanded. Live music on their patio!

Sooke Fine Arts show at Seaparc every August.

Auto Body and Tire shops, and West Shack Auto.

Sunday Farmer's Market over by the RCMP Legion, and Thursday night market at Sooke Region Museum.

Restaurants: 20 minutes to Point No Point! High end.

Massive shopping centre just purchased for retail development.

Doctors, Dentists, XRays, Clinics. Optical, Physio, Massage, and Chiropractic service.

24 hour Access Gym. Sooke Fitness, and state of the art gym at Seaparc.

1 min drive to Fire Dept and 5 min to Ambulance.

Two Grocery stores; Village Foods and Western foods.

McDonald's, A&W, Subway, etc. including Mexican restaurant and more!

BMX course, and baseball fields. Skateboard park.

Seaparc 9 hole golf course, 5 minute walk!

3 drug stores: also Rexall and IDA

Sherringham Gin distillery

All Big banks, and ICBC motor vehicle office.

Flagship Large Shoppers Drug Mart.

Very Family Friendly development; now newly professionally managed by Sutton.

Liquor and Licensed Cannabis stores

Bike and Surf shop at entry of Sooke. Excellent surfing in Jordan River.

Great Bakery.

Crawl space all under the whole house.

Ed McGregor Park, and Rotary Pier Walkway, with great music ampitheatre.