Lot 16 Trailhead Way

If you love the forest, hiking, biking and horseback riding you'll love living here. This Arts and Crafts style Oak Home is light on the land. Two bedrooms plus den, two baths, wood burning stove and open floor plan. Exposed Douglas Fir certified timber framing with 26 foot vaulted space allows for plentiful daylight. Roof mounted solar panels provide in floor radiant heating and cooling and domestic hot water heating. Standing seam metal roof, R28-R40 insulation and a rainwater management plan. The energuide rating of 86 is 40% better than code. Generous 10 foot wide exterior decks on west and south sides that will overlook community green space. A rural community with urban convenience thirty-five minutes from downtown Victoria.

Summary

MLS®:	361447	**List Price:**	$460,000
Status:	Current	**Orig Price:**	$460,000
SubClass:	xxx	**Sold Price:**	
DOM:	117	**Pend Date:**	-0001/11/30
2015 Taxes:	$0	**Mth Assmt:**	$90

Interior

Bedrooms:	2	**Kitchens:**	1
Bathrooms:	2	**Fireplaces:**	1
Fin SqFt:	750	**Main Level:**	Level 1
Unfin SqFt:	750	**-**	-
Features:	Ceil Vaulted, Flrs/Wood, French Doors		

Building

Built (est):	2016	**-**	-
Fuel:	Solar,Wood	**-**	-
Heat/Air:	Floor Radnt	**-**	-
Roof:	Metal	**-**	-
Fndn:	Concrete Poured	**-**	-
Features:	Balcony/Deck		

Lot

SqFt:	11,570	**Acres:**	0.27
Frontage:	0	**Depth:**	170
Water:	City/Munic.	**Waste:**	Sewer

Room Dimensions

Room	L1	L2	L3	L4
Living	17x21			
Dining	10x12			
Kitchen	10x12			
Mast Bdrm	12x17			
Bathroom	2			
Ensuite	4			
Ensuite	4			
Bedroom	12x11			

Schools

Elementary:	79 Discovery
Middle:	79 Quamichan
Senior:	79 Frances Kelsey

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You may also visit the web page directly:

http://www.speaktocheeke.com/details/?id=15798313

Information given is from sources believed to be reliable but should not be relied upon without verification. Where shown, all measurements are approximate and school enrollment is subject to confirmation. Buyers must satisfy themselves as to the applicability of HST. Data © VREB.

This document was generated on Monday, September 14, 2026