



For Sale or Joint Venture

Prime Development Opportunity
SookePoint
Ocean Cottage Resort

Flexible zoning for a mix of Resort & Residential Uses

Sooke, British Columbia

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SookePoint | For sale

Award Winning Waterfront Community



Situated on the southern tip of Vancouver Island, SookePoint is an established, master planned waterfront community located directly on the Strait of Juan de Fuca. Prominently positioned on a majestic peninsula, the developers of SookePoint have created an incredible enclave of exclusive waterfront cottages that quite literally hang above prime whale watching waters of the wild west coast.

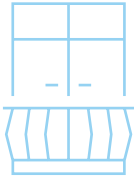
Planned to provide for over 600,000 square feet of buildable area over the 17-acre site, the developers have now sold or pre-sold 98% of Lot 1's 134 units. This represents an impressive 28% of the total units within the development.

Offered for sale or joint venture is the balance of the comprehensively planned and zoned development (Lot 2) which provides for up to 450,000 buildable square feet in a wide variety of potential configurations. This includes up to 54 waterfront units, extensive water view units, and commercial and amenity uses within a village concept.



SookePoint has an extraordinary range of features that are simply not available anywhere in BC, all of which have helped drive its celebrated success. These include various natural amenities listed below. Planned and approved future amenities include the only marina in BC that will be built into an inland lagoon, waterfront restaurant, and amenities consistent with a development of this caliber.

Feature Amenities



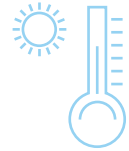
Privacy and
excellent views



Proximity to wildlife (Orcas
regularly swim by the cottages)



Storm watching



Warmest winters and
lowest rainfall in Canada



SookePoint represents the opportunity to acquire a comprehensively planned community that has proven its success with the sellout of its original phases. High quality construction, attention to detail, and an awe inspiring and unique location have created an exclusive waterfront community unlike anything else on Vancouver Island. The existing developer has commenced marketing the next phases within the development (Lot 2), providing a new owner the ability to seamlessly acquire this opportunity and begin pre-selling and building immediately upon acquisition. All required services are available at or near lot lines, the Development Permit is in place, all environmental, geo-technical, and similar regulatory hurdles have been completed.



Site Photos







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