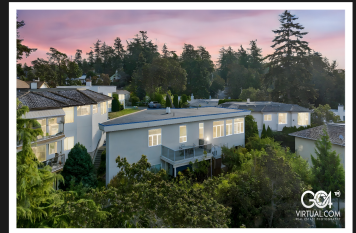
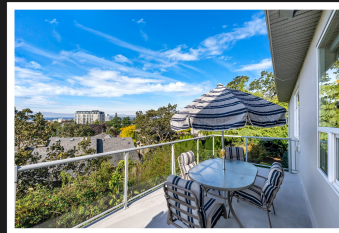


PEMBERTON  
HOLMES

· ESTABLISHED 1887 ·

# OCEAN VIEW HOME

6-704 Rockheights Ave



## 6-704 Rockheights Ave

This exceptional property boasts stunning views of the Southern Ocean Views and the surrounding mountains, providing a breathtaking backdrop for everyday living. Crafted with quality in mind by W2 Design, this Art Deco Style home features durable 2x6 construction and impressive 10-foot ceilings, enhancing both its structural integrity and sense of space. The interior features a range of high-end features, including a marble gas fireplace, a relaxing Jacuzzi, and elegant maple cabinets. Open Concept Living Room and Kitchen combined living spaces into a Harmonious Design with expansive windows. Prospective buyers should be aware of pertinent information regarding taxes, strata fees, building scheme, covenants, and right-of-way details. Torch-on roofing system backed by a 30-year guarantee, offering peace of mind for years to come. This residence is a true masterpiece that blends luxury with practical living, making it the perfect place to call home.



**Priced at**  
**\$1,395,000**

Area	Rockheights	Age	1994
Bedrooms	3	Taxes	6059
Bathrooms	3	Tax Year	2023
Lot Size	6098	MLS#	976182
Floor Space	2074	Parking	

NANCY VIEIRA  
Pemberton Holmes - Sooke  
PREC

Scan this QR  
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(250) 642-3240  
info@nancyvieira.com  
<http://nancyvieira.com/>

2-6716 West Coast Rd  
P.o. Box 189, V9Z 0P7

FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF NANCY VIEIRA PREC\*

**Lower Floor**

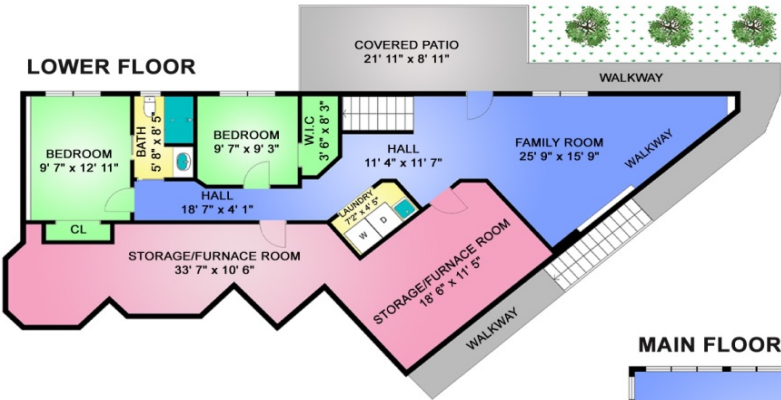
Finished = 894  
(Ceiling Height 8' 1")  
Covered Patio = 194  
Storage/  
Furnace Room = 502

**Main Floor**

Finished = 1180  
(Ceiling Height 9' 11")  
Garage = 233  
Deck = 170  
  
Total = 3173



All measurements are approximate and should be verified by the Buyer if important



6 - 704 Rockheights Ave  
Total Finished Area : 2074 Sq Ft



FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF NANCY VIEIRA PREC\*

**Main Floor**

Finished = 1180  
(Ceiling Height 9' 11")  
Garage = 233  
Deck = 170  
  
Total = 1583

6 - 704 Rockheights Ave  
Main Floor Finished Area : 1180 Sq Ft

FLOOR PLAN PREPARED FOR EXCLUSIVE USE OF NANCY VIEIRA PREC\*

**Lower Floor**

Finished = 894  
(Ceiling Height 8' 1")  
Covered Patio = 194  
Storage/  
Furnace Room = 502  
  
Total = 1590

6 - 704 Rockheights Ave  
Lower Floor Finished Area : 894 Sq Ft

6-704 Rockheights Ave

T



**NANCY VIEIRA \*PREC**  
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