



TWO YEWS

Breath Taking Ocean Views

In Beautiful Sooke, British Columbia

Corner of Charters Road and Lanark Avenue

Sooke

Offers all of the conveniences of the city, while maintaining its small town charm. This growing community sits alongside the ocean and is close to beaches, lakes, hiking trails, and many other natural treasures. This is an ideal place to raise a family or simply enjoy some rest and relaxation.

The Two Yews

This project features three separate *up and down duplexes*. Each building is three levels, with the top two floors comprising the first unit and the lower floor comprising the second unit. The individual units are strata titled with separate addresses and hydro meters. To ensure their individuality, the buildings have been designed according to three different color schemes; Sand, Surf and Shore. All three homes boast spectacular views of the Sooke Inlet and Olympic Mountains. They are situated one block from the ocean and are within walking distance to the town center, grocery stores, schools, banks and golf course. These quality homes are unique to the town of Sooke. The award winning design, combined with the million dollar views, will ensure their long-term value.

Lot 26

Upper Unit: 1729 sq ft.

Lower Unit: 1027 sq ft.

Total: 2756 sq ft.

Lot 27

Upper Unit: 1689 sq ft.

Lower Unit: 1012 sq ft.

Total: 2701 sq ft.

Lot 28

Upper Unit: 1689 sq ft.

Lower Unit: 1012 sq ft.

Total: 2701 sq ft.

Top Floor

- Master (13'9" x 14'11")
Closet (6'3" x 2'4")
- 3 Piece Ensuite (8'7" x 5'1")
- Bedroom 2 (10'6" x 10'8")
Closet (5'9" x 2'4")
- Bedroom 3 (10'6" x 12'0")
Closet (5'9" x 2'4")
- 3 Piece Bathroom (12'2" x 6'1")
- Full Laundry (5'6" x 8'0")
- Linen Closet (6'10" x 2'4")

Middle Floor

- Living Room (14'0" x 14'1")
- Fire Place (5'6" x 1'6")
- Front Patio (9'0" x 11'6")
- Dining Room (12'2" x 11'6")
- Kitchen (9'0" x 11'3")
- Den (10'5" x 12'5")
- Half Bathroom (6'9" x 6'9")
- Back Patio (12'6" x 2'10")
- Hall Closet (5'9" x 2'4")

Lower Floor

- Bedroom 1 (10'10" x 11'10")
Closet (4'6" x 2'4")
- Bedroom 2 (10'10" x 12'0")
Closet (8'0" x 2'4")
- 4 Piece Bathroom (6'1" x 11'8")
- Linen Closet (4'6" x 8")
- Hall Closet (3'6" x 2'4")
- Laundry Closet (3'6" x 4'8")
- Kitchen (8'10" x 10'7")
- Dining Room (9'0" x 9'6")
- Living Room (14'0" x 14'8")
- Outdoor Patio 24'0 x 8'0)

Included in Each Home:

Tiles and Flooring:

- Engineered Hardwood Flooring in the Kitchen, Living, and Dining Rooms
- Tiles in the Entry, Bathrooms, Laundry Closet, Laundry Room, Master Ensuite, and Kitchen Backsplash
- Rosewood Wunda Weve Carpet, Morning Fog color in all Bedrooms and Den
- Floor and Ceiling Crown Mouldings

Counters and Cabinets:

- Caesarstone Countertops in the Kitchen and Master Ensuite
- Formica Laminate Countertops in the Bathrooms and Laundry Room
- Solid Wood Cabinets in the Kitchen and Master Ensuite
- Northern Contour Thermafoil Cabinets in the Bathrooms and Laundry Room
- Satin Nickel Cabinet Fixtures in the Bathroom and Master Ensuite
- Brushed Steel Cabinet Fixtures in the Kitchen and Laundry Room

Lighting:

- Stainless Steel with Glass Lamp Exterior Entry Lighting
- Single Lamp Ceiling Mount, White Opal Glass, Brushed Nickel Canopy in the Entry
- Satin Nickel Trim and Baffle Recessed Ceiling Lights in the Upper and Lower Suites and Decks
- Ceiling Pendant, Square Box Shape, Textured Linen Shade in Dining Room
- 3 Lamp Pendants, White Opal Glass, Housing and Rod in Brushed Nickel Finish in Kitchen
- Two Lamp Flush Mount, Tempered Frosted Glass, Brushed Nickel Metal Trim for all Bedrooms and Laundry Ceiling Lights
- Three Lamp Square Cube White Opal Glass Shade for the Lower Bathroom and Master Ensuite Vanity
- Three Lamp Cylinder with White Opal Glass Shade for the Main Floor Bathroom Vanity
- Two Single Lamp Cylinder with white Opal Glass Shade for the Upper Bathroom Vanity
- Two Lamp Flush Mount Blown Square Opal Glass

Kitchen and Bathroom:

- American Series Right-Angled Under-Mount Double Bowl Kitchen Sink in Satin Finish
- American Standard Single Control Kitchen Faucet with Pull Down Spray
- American Standard Boxe Above Counter Sink in the Lower Bathroom
- American Standard Single Control Sink Faucet in the Lower, Main and Upper Bathrooms
- Maax Professional Shower Insert in the Lower, Main and Ensuite Bathrooms
- American Standard Shower Head and Tap for Lower, Main and Ensuite Bathrooms
- American Standard Cadet 3 FloWise Round Front Toilet in all Bathrooms
- Maax Professional Pose 6636 Bathtub in the Lower and Upper Bathrooms
- American Standard Shower Head, Tap, and Faucet in Lower and Upper Bathrooms
- Elijer Murray Oval Lavatory Sink in the Main and Upper Floor Bathrooms
- American Standard Studio Under Counter Vitreous China Sink in the Ensuite Bathroom
- American Standard Two Handle Widespread Sink Faucet in the Ensuite Bathroom

Selling Price

Upper Unit:	\$449,900
Lower Unit:	\$259,900

Contact Information:

CEO Chris Fitzpatrick p: (250) 885-4481 e: chris@monimos.com	Director of Operations Robert Schmidt p: (250) 213-5668 e: robert@monimos.com
Director of Communications Lisa Edwards p: (250) 896-7939 e: lisa@monimos.com	Sales and Marketing Carley Fitzpatrick p: (604) 726-5527 e: carley@monimos.com