

\$1,995,000 - 4440 Spellman Pl, Metchosin

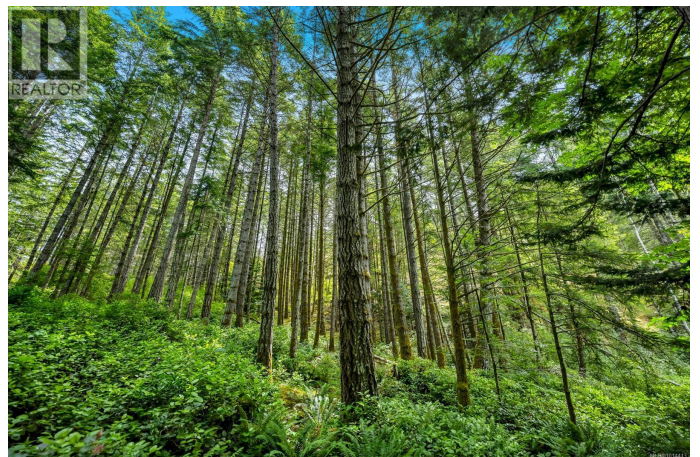
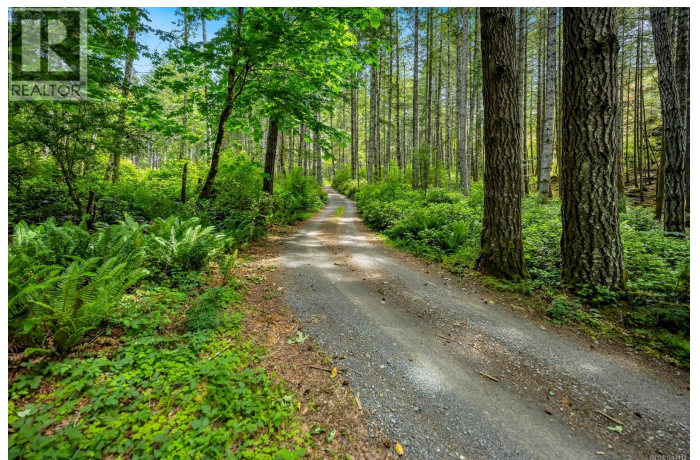
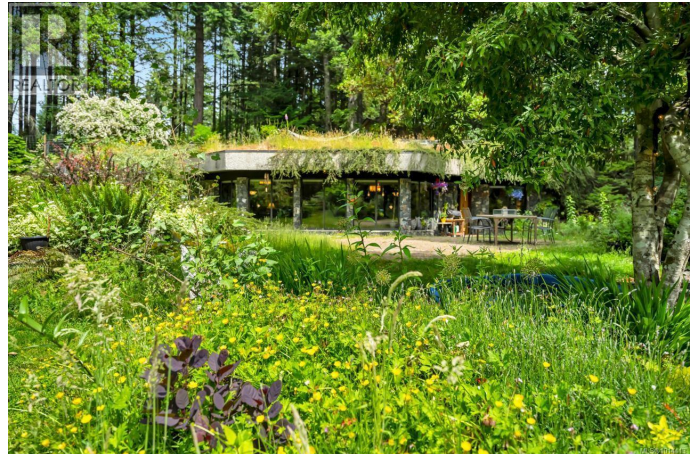
MLS® #1014413

\$1,995,000

3 Bedroom, 2.00 Bathroom, 1,840 sqft
Single Family on 10.00 Acres

Metchosin, Metchosin, British Columbia

A retreat nestled on 10 lush, forested acres in the serene and sought-after Metchosin area. This one-of-a-kind, rock-faced, all-concrete earth-sheltered home offers an exceptional blend of sustainable design and country charm. Tucked into the landscape with a striking living roof, this one-level home was expertly engineered for energy efficiency, durability, and harmony with nature. Inside, the home is beautifully finished with some heated tile floors, granite countertops, and a custom cherry kitchen featuring high-end built-in appliances. The open-concept layout includes three spacious bedrooms and two modern bathrooms, designed for comfort and functionality. Large windows welcome natural light and peaceful views of the surrounding forest. Outside, enjoy an above-ground pool with a new yellow cedar deck and gazebo, plus an outdoor shower and hot tub for starry nights. The fully fenced garden is a true gardener's delight with fruit trees, vibrant perennial flowers, mature rhododendrons, a greenhouse for year-round growing, and efficient irrigation. Practical features include a compact wired workshop, two generous carports, and the peace of mind of a backup generator. A quiet walking trail winds through the woods to a pinnacle lookout with breathtaking views. Adding to the appeal is the lifestyle that comes with living in Metchosin—a welcoming rural community known for its weekly farmer's market, scenic coastline, extensive network of trails,



and strong appreciation for nature and sustainability. Here youâ€™ll find local farms offering fresh produce, artisan goods, and a vibrant sense of connection, all just minutes from your doorstep. Despite its secluded feel, this peaceful sanctuary is only minutes from shopping, schools, and servicesâ€”offering the perfect balance of rural tranquility and modern convenience. This rare property is more than a home; itâ€™s a lifestyle of privacy, community, and natural beauty. (id:6289)

Built in 1982

Essential Information

Listing #	1014413
Price	\$1,995,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,840
Acres	10.00
Year Built	1982
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

Address	4440 Spellman Pl
Subdivision	Metchosin
City	Metchosin
Province	British Columbia
Postal Code	V9C4C5

Amenities

Features	Acreage, Cul-de-sac, Park setting, Private setting, Southern exposure, Wooded area, Irregular lot size, Other
Parking Spaces	4
View	City view, Mountain view, Valley view

Interior

Heating	Electric, Wood, Other Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Pemberton Holmes - Sooke
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