



4599

CORDOVA BAY ROAD



FARUPSCOTT
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Protected Oceanfront Luxury in Cordova Bay

A High-Performance Multi-Generational Waterfront Residence

Welcome to an exceptional protected oceanfront offering in Cordova Bay — a meticulously built coastal residence designed for multi-generational living, elevated entertaining, and long-term peace of mind.

Set against panoramic ocean views, this custom home delivers a rare combination of architectural strength, refined interiors, and thoughtful infrastructure. From its steel moment-frame construction to triple-pane windows and radiant in-floor heating, every detail reflects a commitment to enduring quality and everyday comfort.

At the heart of the home, a stunning open-concept kitchen anchors the main living space, complete with quartz countertops, premium integrated appliances by Sub-Zero and Wolf, and seamless flow to expansive ocean-facing patios — ideal for hosting, relaxing, or simply watching the tides roll in. Multiple living areas, including a dedicated media room, guest suite, and a fully equipped secondary suite, create exceptional flexibility for extended family, guests, or private staff. Heated tile flooring, radiant gas in-floor heat, heat pump climate control, and smart-wired systems ensure year-round comfort with modern efficiency.

This home is equally impressive behind the walls. Professionally engineered by geotechnical specialists, the foundation is supported by seven oversized friction piles extending over 60 feet deep. A steel moment-frame spans all three levels, enabling expansive glazing and uninterrupted sightlines to the ocean. The full concrete walk-out basement provides durability, backyard access, and future adaptability. Infrastructure highlights include underground electrical service designed for 400 AMP capacity, triple-pane windows, integrated storm and sewer systems engineered by mechanical professionals, and rough-in for an electric vehicle charger — all supporting effortless modern living.

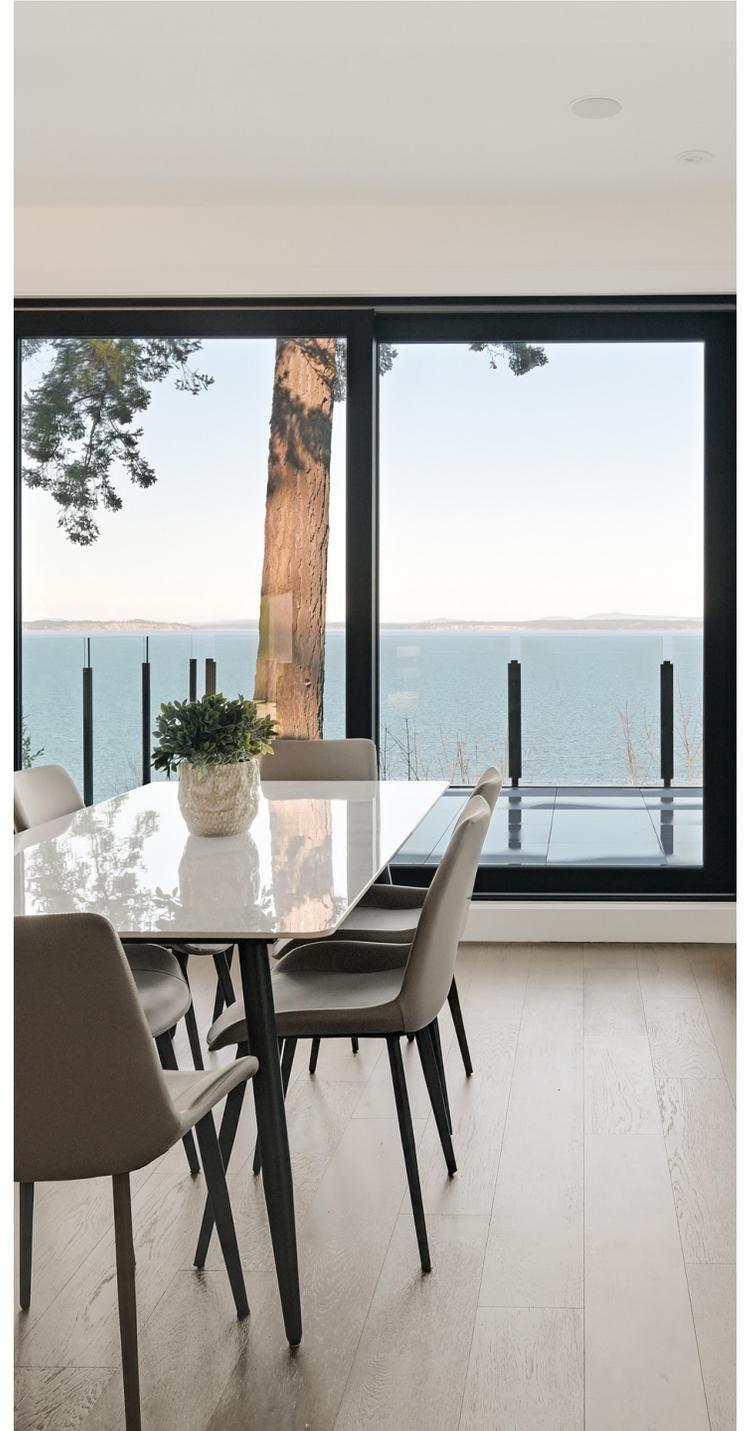
Outdoors, enjoy three patios, easy-care irrigated landscaping, exterior speakers, security cameras, and parking for seven-plus vehicles alongside a two-car garage — perfect for gatherings, hobbies, or visiting family. With protected waterfront positioning, premium construction, and a layout tailored for generational living, this is a rare opportunity to secure a true oceanfront legacy property in one of Victoria's most desirable coastal communities.



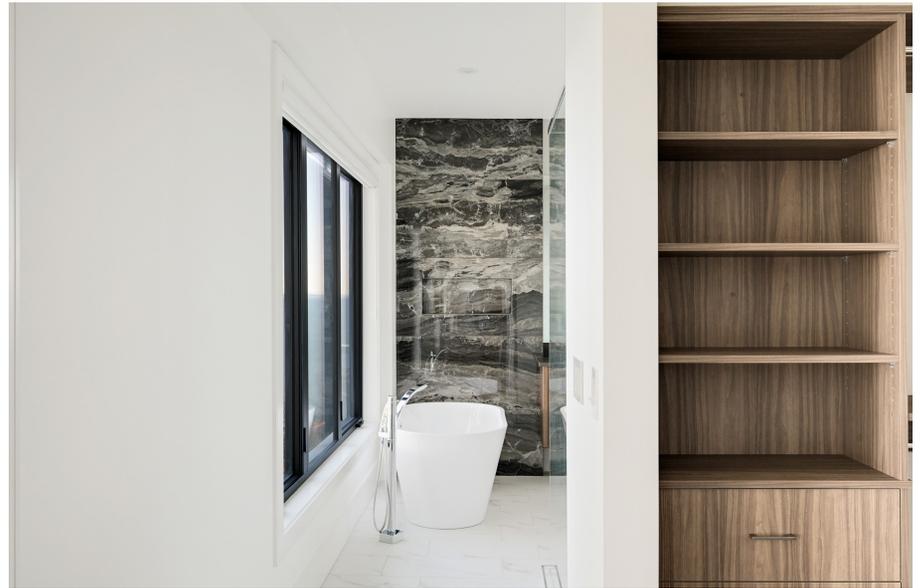
- 5 BED / 6 BATH
- 4,967 SF HOME
- 15,290 SF LOT
- CORDOVA BAY WATERFRONT















FEATURE LIST

INCLUDED ITEMS:

- Sub Zero Refrigerator – 30"
- Sub Zero Freezer – 24"
- Wolf Gas Range – 36"
- Wolf 36" Pro Hood
- Wolf 24" Coffee Maker
- Bosch Dishwasher
- 2 Samsung Dishwasher
- Silhouette Wine Fridge
- LG Washer and Dryer
- Sharp Microwave
- Living Room TV

SUITE APPLIANCES

- Samsung Range
- Samsung Refrigeration
- Samsung Dishwasher
- Sharp Microwave
- LG Washer & Dryer

HEATING/COOLING:

- Radiant Gas in Floor Heating
- Heat Pump
- 70" Urbana Gas Fireplace
- 46" Dimplex Fireplace
- Google Nest Thermostats

INTERIOR HIGHLIGHTS:

- Stunning Spacious Kitchen
- Premium appliances
- Quartz countertops
- Open concept living
- Heated tile flooring
- Central Vacuum
- Smart wired
- Built in Speaker System
- Media room
- Guest suite
- Ocean Views
- Radiant in floor heat
- Electric Car Charger Rough in
- 400 AMP Electrical

EXTERIOR HIGHLIGHTS:

- 3 Patios
- Two car garage
- Ample Parking 7+ cars
- Easy care landscaping
- Fully irrigated yard
- Camera Security System
- Exterior Speaker Sound System

STRUCTURAL / FOUNDATION

- Designed by geotechnical engineers
- Foundation supported by (7) 2-foot diameter friction piles
- Piles extend to a depth of over 60 feet
- Basement level is full concrete construction
- Basement includes walk-out access to the backyard

FRAMING / BUILDING SYSTEM

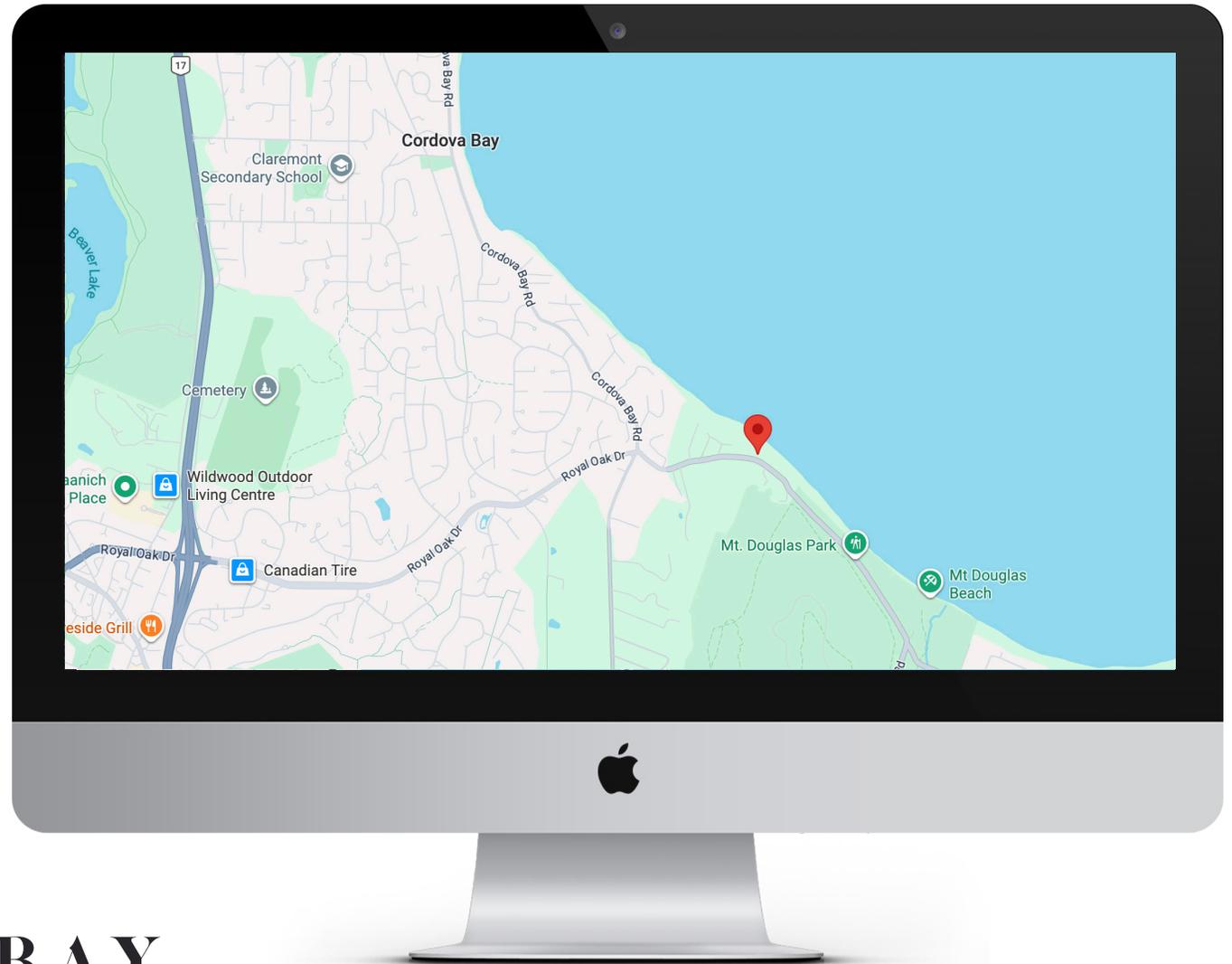
- Steel moment frame construction
- 3-floor ocean-facing frame, designed to maximize views
- Large-format viewing windows and doors on ocean-facing side

STORM / SEWER

- Stormwater / sewer systems designed by mechanical engineers

ELECTRICAL

- Underground electrical service entry
- Designed for 400 AMP electrical capacity



CORDOVA BAY

Living on the Cordova Bay waterfront offers a rare blend of natural beauty, tranquility, and community charm. Residents wake up to sweeping ocean views that shift with the weather and light, from calm sunrise reflections to dramatic evening skies over the water. The beach provides endless opportunities for recreation—morning strolls along the sand, paddleboarding in the summer, or watching eagles and seals from the shoreline year-round. The sound of the waves and the fresh sea air create an atmosphere of relaxation that's hard to find anywhere else. Despite its peaceful, coastal setting, Cordova Bay is only a short drive from Victoria's vibrant city center, offering easy access to shops, restaurants, and cultural attractions. Add in the strong sense of community, nearby golf courses, and excellent local schools, and the Cordova Bay waterfront stands out as a truly exceptional place to live, combining natural serenity with everyday convenience.



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