

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

MLS® #1014413

\$1,995,000

3 Bedroom, 2.00 Bathroom, 1,840 sqft
Residential on 10.00 Acres

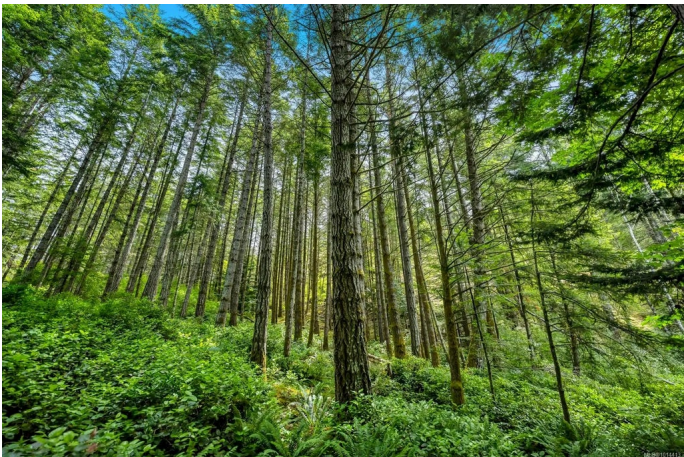
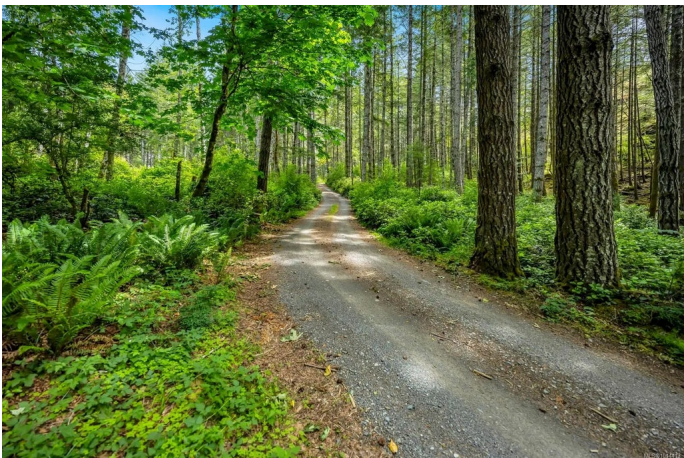
N/A, Metchosin, BC

Discover an extraordinary retreat on 10 private acres in serene Metchosin. This secluded property showcases a remarkable rock-faced, all-concrete earth home with a stunning living roof—designed for durability, energy efficiency, and a unique lifestyle close to nature. Inside, enjoy tile floors, granite countertops, heated bathroom floors, and a custom cherry kitchen with built-in appliances. The home offers three bedrooms, two modern bathrooms, and the peace of mind of a backup generator. Step outside into a true gardener’s paradise with a fully fenced and irrigated garden featuring fruit trees, vibrant flowers, mature rhododendrons, and a greenhouse for year-round growing. Relax and entertain on the new yellow cedar deck with gazebo, take a dip in the above-ground pool, or unwind in the outdoor shower and hot tub. Wander wooded trails to a pinnacle lookout with sweeping views. This rare offering is more than a home—it’s a lifestyle of privacy, sustainability, and natural beauty.

Built in 1982

Essential Information

MLS® #	1014413
Price	\$1,995,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,840



Acres	10.00
Year Built	1982
Type	Residential
Sub-Type	Single Family Detached
Style	Art Deco
Status	Active
View	City, Mountain(s), Valley

Community Information

Address	4440 Spellman Pl
Area	Me Metchosin
Subdivision	N/A
City	Metchosin
County	Capital Regional District
Province	BC
Postal Code	V9C 4C5

Amenities

Utilities	Cable To Lot, Electricity To Lot, Garbage, Recycling, Underground Utilities
Parking Spaces	4
Parking	Carport, Carport Double, Detached, RV Access/Parking
# of Kitchens	1
View	City, Mountain(s), Valley
Has Pool	Yes

Interior

Interior Features	Breakfast Nook, Dining/Living Combo, Eating Area, Jetted Tub, Soaker Tub, Swimming Pool, Wine Storage
Appliances	Dishwasher, Dryer, Hot Tub, Jetted Tub, Oven/Range Gas, Range Hood, Refrigerator, Washer, Water Filters
Heating	Baseboard, Electric, Radiant Floor, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Stove

Exterior

Exterior Features	Balcony/Patio, Fencing: Partial, Garden, Lighting, Low Maintenance
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Yard, Sprinkler System, Swimming Pool, Water Feature, Wheelchair Access

Windows	Window Coverings
Roof	Membrane, Other, See Remarks
Construction	Steel and Concrete, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	46
Office	Pemberton Holmes - Sooke
Zoning	Uplands

Listing Details

Listing Office	Pemberton Holmes - Sooke
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