

11430 WILDROSE LANE

North Saanich





FOR SALE



11430 Wildrose Lane

North Saanich

SUMMARY OVERVIEW



LISTING PRICE: \$3,150,000 + GST



LIVING AREA: 4,851 square feet



LOT AREA: 39,504 square feet



BEDROOMS: 5 + office



BATHROOMS: 5

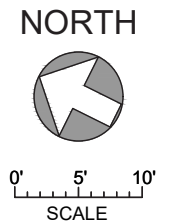


Built with uncompromised quality & impeccable attention to detail, this outstanding home offers incredible ocean views & sophisticated style. Highlights include 10' ceilings on the main w/ a soaring 16' ceiling living room, oversized floor to ceiling windows & sliding doors that seamlessly blend the interior & exterior living space, a designer kitchen w/ premium SS appliances, stunning charcoal quartz countertops w/ white veining, & walk-in pantry, & a well-designed open concept floor plan w/ master on the main & walk-out basement. From the master bedroom you will enjoy stunning ocean views & the gorgeous ensuite features a large walk-in shower, 67" freestanding tub, & heated porcelain tile floors. Outside you will find an exceptional outdoor living space w/ extensive covered & uncovered patios and a municipally maintained trail which leads from your property to the ocean's shore. Built by award winning builder, Lida Homes, and located just minutes from parks, marinas, schools, BC Ferries, & the Airport, this stunning home will not disappoint.



Property Floorplan

Main Floor	2,429 sq ft
Lower Floor	2,422 sq ft
TOTAL AREA	4,851 sq ft
Garage	692 sq ft
Deck/Patio	714 sq ft



* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS



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Property Renderings





Property Location





Property Location





Features & Finishes

QUALITY WITHOUT COMPROMISE

- Built by LIDA Homes
- Designed by Zebra Group
- 2-5-10 New Home Warranty

INTERIOR DESIGN BY LIDA HOMES INTERIOR DESIGN TEAM

- Contemporary waterfront, natural finishes
- Custom millwork throughout
- 16' ceiling in the living room
- 10' ceilings on main, 9' on lower
- Hardwood floor throughout main floor
- Hardwood on the stairs
- Fireplace with tile surround and walnut accent
- 5" baseboard with 3" casings, flat profile
- Carpet and some wood flooring on the lower floor
- Custom mudroom bench with wall detail
- Interior 8' solid core doors on main floor
- Laundry with hanging area and sink, counter and cabinets
- Elevator access to main and lower levels

EXTERIOR DESIGN

- Hardi-plank siding with Hardi-Board panels and reveal detail
- Oversized black windows
- Torch-on flat roof
- Custom 8' glass panel exterior front door
- Frosted glass w/ black metal framed garage doors & two openers (19'x7' double and 9'7' single)
- Topless glass railings with black aluminum posts on deck & stairs
- Aristocrat pavers on sundeck 24" x 24"

GOURMET KITCHEN

- Charcoal quartz countertops with white veining
- Rift cut Oak & White kitchen cabinets with soft closing doors and drawers
- Black Silgranit sink and black gooseneck faucet
- Glossy tile backsplash
- Walk-in pantry
- Stainless Steel Appliances:
 - ☑ 42" *Dacor Four-Door French Door Panel Ready Refrigerator*
 - ☑ 36" *Dacor induction cooktop*
 - ☑ 34" *BX600 | CLASSIC Collection Cyclone Range Fan*
 - ☑ 30" *Dacor Combi Wall Oven*
 - ☑ 21 3/4" *KitchenAid Countertop Convection Microwave Oven – 1000 Watt*
 - ☑ 24" *Marathon Built-in Stainless Steel Dual Zone Wine Cooler*
 - ☑ 24" *Bosch Recessed Handle Dishwasher*
 - ☑ *Samsung Front Load Washer and Dryer*

MASTER ENSUITE

- Heated porcelain tile flooring
- Walnut cabinets with soft closing doors and drawers
- 10 mil. Glass in shower with floor to ceiling tile
- Wall mounted rain-head shower fixture and hand-held
- Black & Chrome RiobelPro fittings
- Free standing 67" white bath tub
- Curbless shower, constructed with the Schluter system
- Walk-in closet finished with drawers, shelving and long and short hanging

LANDSCAPING & YARD

- GFI plug on the upper deck
- Interlocking brick driveway
- Concrete rear patio
- Front & rear irrigation w/ controls in the garage roughed-in
- Fully landscaped yard
- Private stair access to park/beach

ADDITIONAL CONVENIENCE

- Triple car garage
- Hot tub roughed-in on upper patio
- Elongated propane fireplace
- 4 ton heat pump for heat and air conditioning
- Insulated concrete form (ICF) foundation
- Hot water on demand
- Central vacuum rough-in
- EV charging station roughed-in



A Net Zero Home

WHY CHOOSE A NET ZERO HOME?

Net Zero Homes produce as much clean energy as they consume. They are up to 80% more energy efficient than typical new homes and use renewable energy systems to produce the remaining energy they need. Every part of the house works together to provide consistent temperatures throughout, prevent drafts, and filter indoor air to reduce dust and allergens. The result: exceptional energy performance and the ultimate in comfort – a home at the forefront of sustainability. It all adds up to a better living experience.



EXCEPTIONAL VALUE

- A Net Zero Home produces as much energy as it consumes and is up to 80% more energy efficient than a home built to conventional standards.
- With a Net Zero Home, your utility bills will fall to an all-time low, and stay low all year round.
- A Net Zero Home protects you from future increases in energy prices. Over the years, that could be a very big deal.
- Built to higher standards than conventional new homes, a Net Zero Home is more durable – with high performance, warm windows and better insulated walls and roof.

GREATER COMFORT, HEALTHIER LIVING

- A Net Zero Home delivers exceptional comfort all year round.
 - Advanced construction methods and materials along with superior heating, cooling and ventilation equipment means even temperatures throughout the house.
- Exceptional indoor air quality for healthier living.
 - A built-in filtered fresh air system reduces allergens and asthma triggers, such as dust, pollen and outdoor air pollution.
- Tightly built and well insulated, a Net Zero Home is quieter. Outside noise such as traffic, lawnmowers and barking dogs are virtually silenced.

ENVIRONMENTALLY RESPONSIBLE

- By purchasing a Net Zero Home, you're doing your part to protect against climate change and preserve natural resources for future generations.
- A Net Zero Home produces as much energy – clean, renewable energy – as it consumes.
- It's also equipped with water-saving fixtures and appliances.
- All of a Net Zero Home's features work together to significantly minimize your household's environmental footprint.



Appliance Specifications



Appliance Specifications

KITCHEN



42" Dacor Four-Door French Door Panel Ready Refrigerator
DRF425300AP



36" Dacor induction cooktop
DTI36M977BB | Modernist Collection



30" Dacor Combi Wall Oven
DOC30P97 7 D | Transitional Style



Features and finishings are subject to change at the developer's discretion



Appliance Specifications

KITCHEN



BX600 | Classic Collection Cyclone 34" Range Hood

24" Bosch Recessed Handle Dishwasher
300 Series – Stainless Steel SHEM63W55N





Appliance Specifications

KITCHEN



Marathon 24" Built-In Stainless Steel Dual Zone Wine Cooler

KitchenAid 21 3/4" Countertop Convection Microwave Oven
- 1000 Watt - KMCC5015GSS





Appliance Specifications

WASHER/DRYER



WF45R6100AP Samsung Front Load Washer with Steam
4.5 cu. ft. Capacity DOE



DVE45T6100P/AC 7.5 Cu.Ft. Electric Dyer with Steam
Sanitize

Features and finishings are subject to change at the developer's discretion



Interior Design Details



Interior Design Details

FLOORING & TILE

Kitchen Cabinet



Kitchen Countertop

Kitchen Backsplash



Fireplace Tile



Fireplace Accent



Wood Flooring

Ensuite Accent Tile



Ensuite Wall Tile



Ensuite Floor Tile

Vanity Countertop



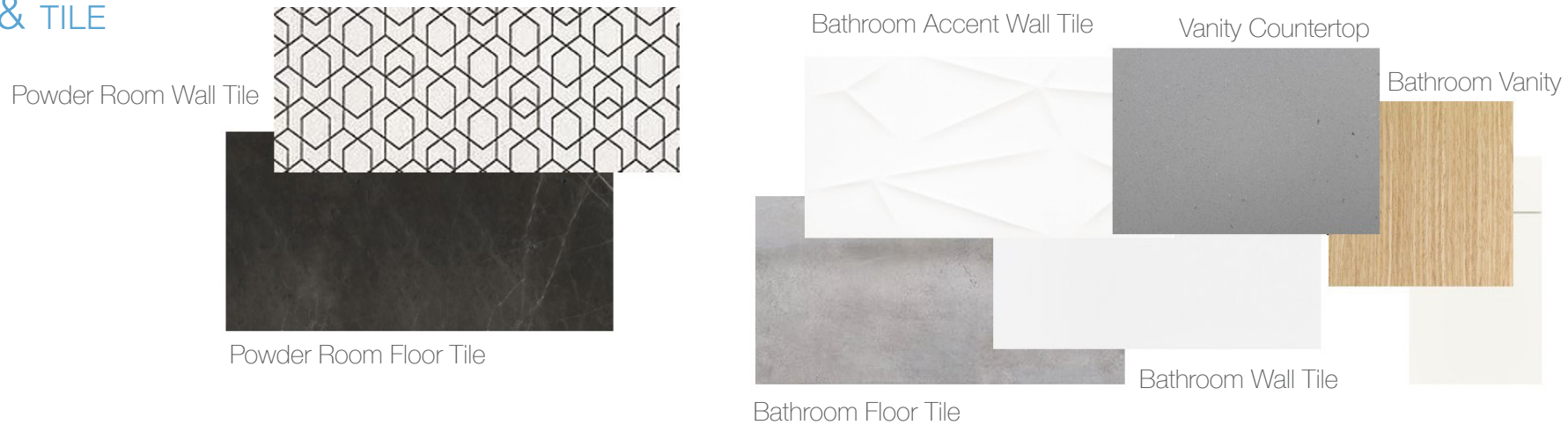
Vanity Cabinet & Accent
Built-In Cabinet in the Walk
in Closet



Interior Design Details



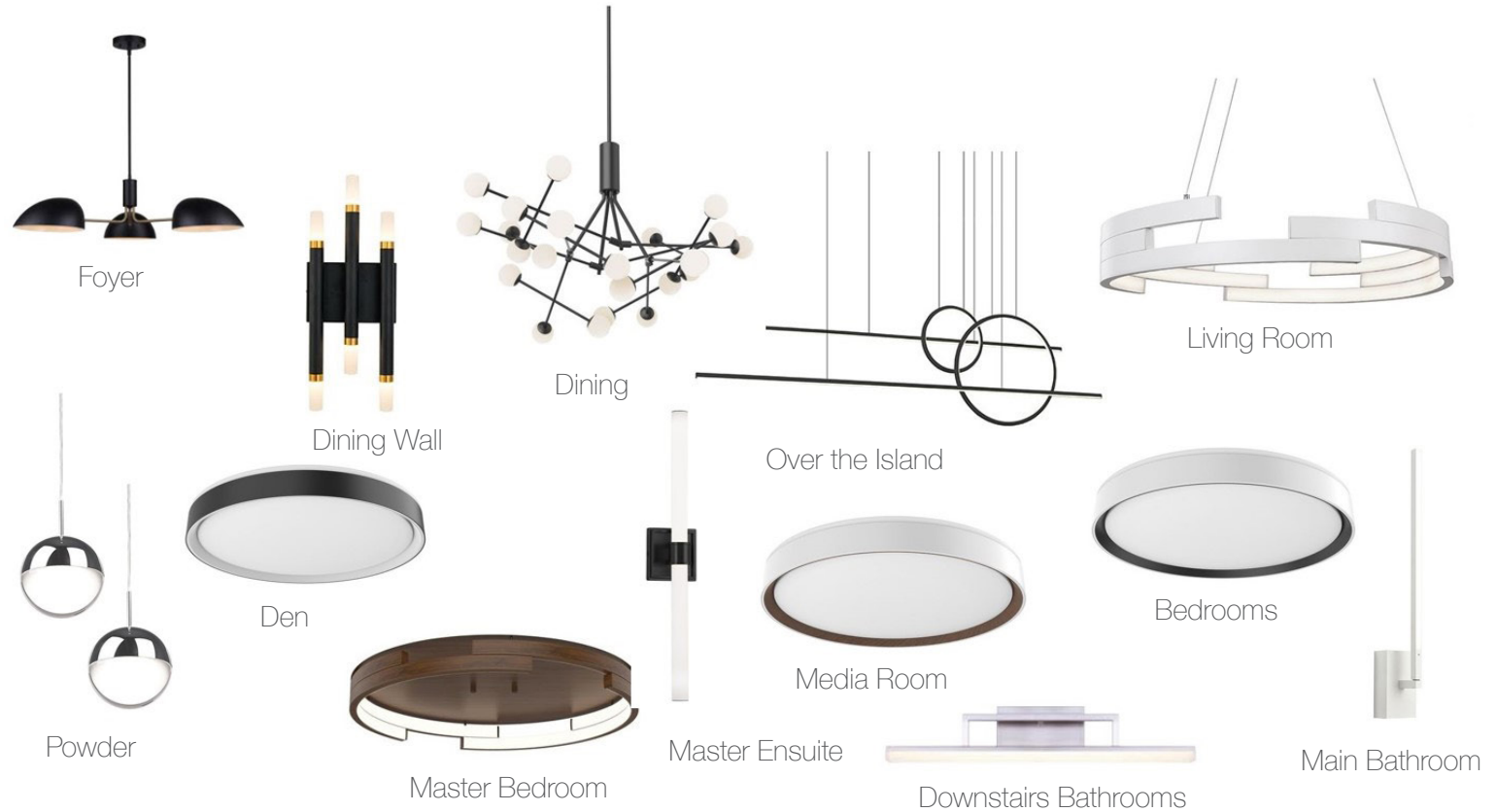
FLOORING & TILE





Interior Design Details

LIGHTING FIXTURES





Exterior Design Details

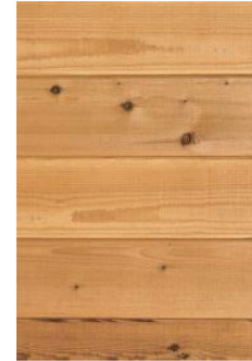


Exterior Design Details

EXTERIOR FINISHINGS & DOORS



Masonry
Ledges Stone Veneer



Siding
Fir T&G Wood, stain grain



Siding
Hardie Panels



VG Fir Front Door
Composite Frame
Factory black finish



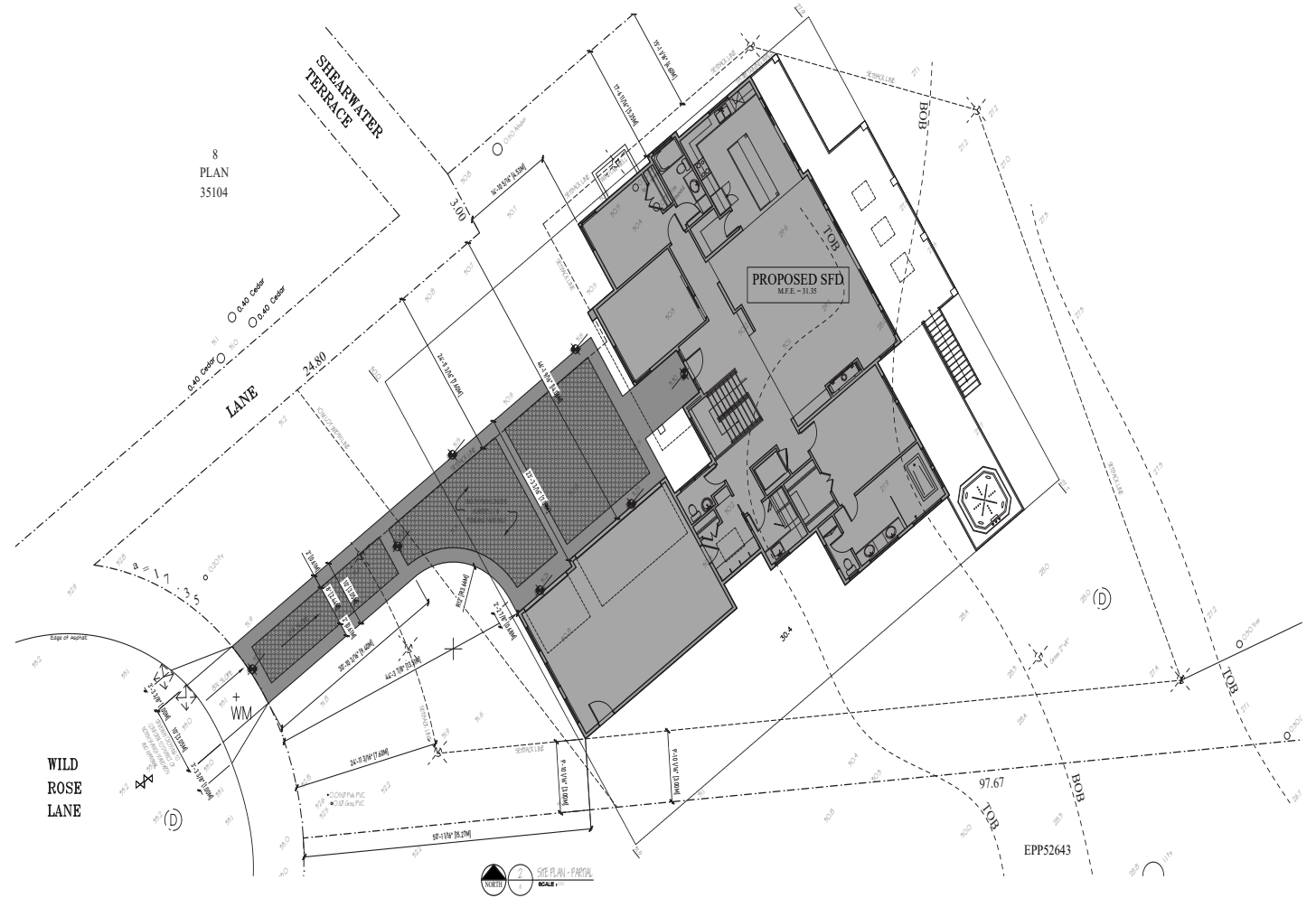
Soft
V-Groove Cedar



Garage Doors
Black Avante Anodized
Aluminum w/ frosted glass



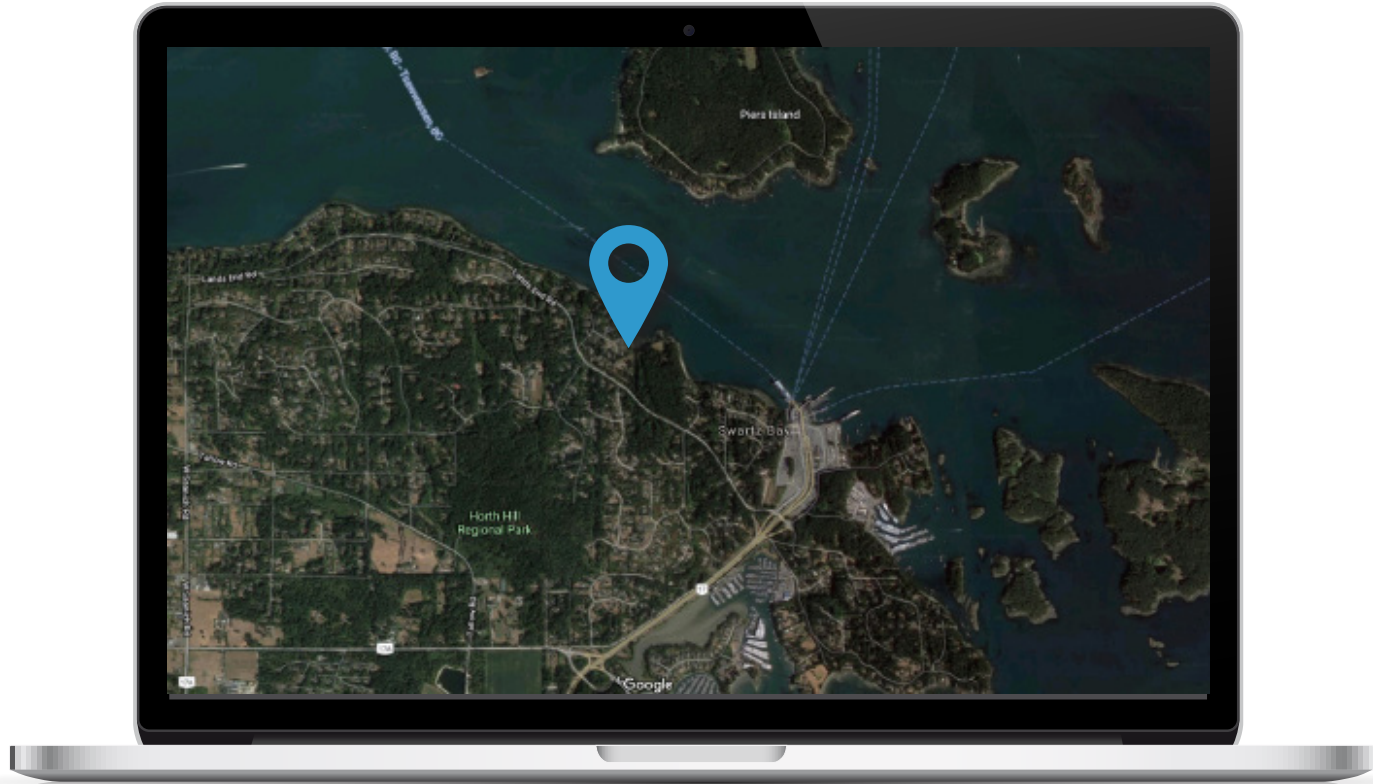
Property Survey

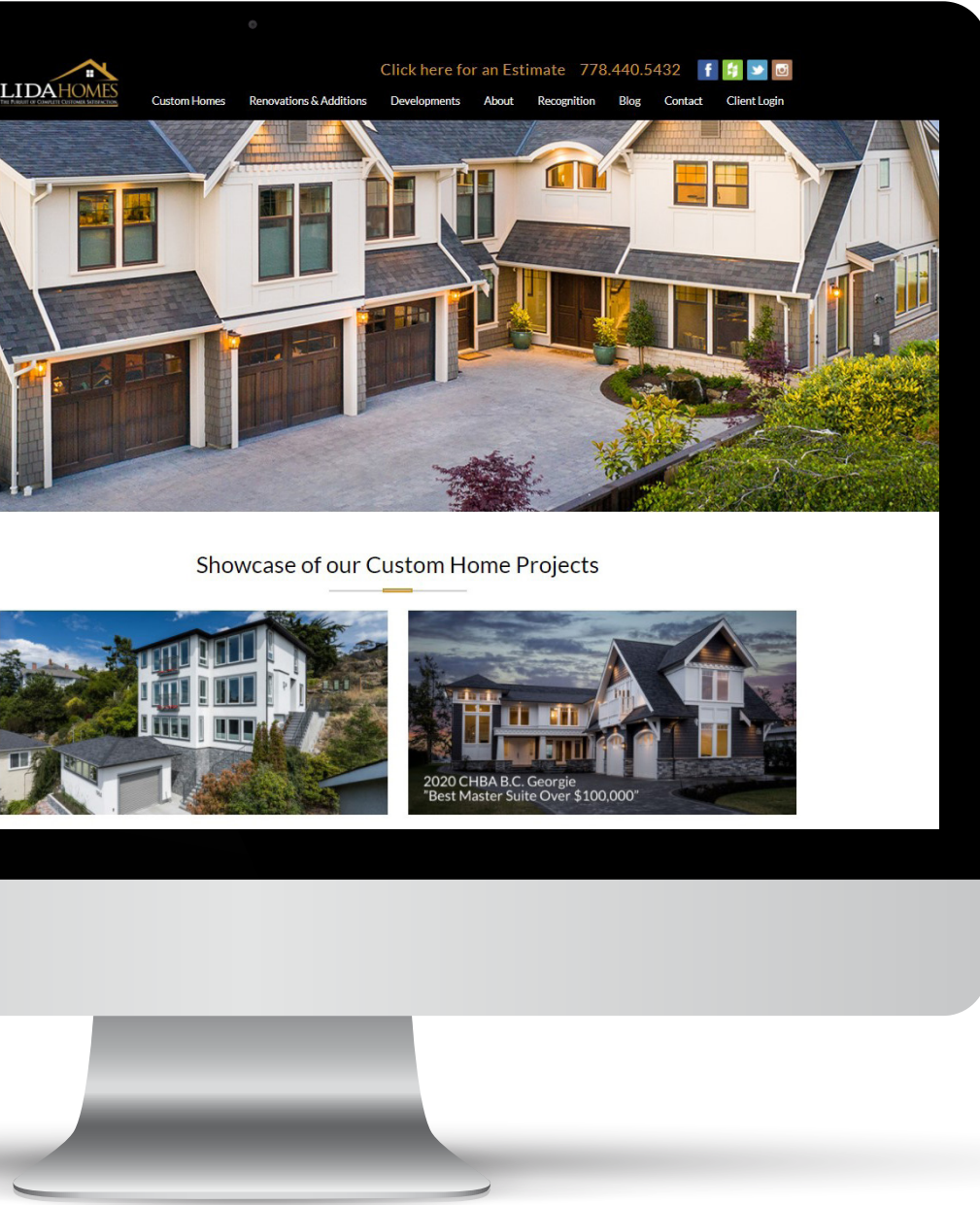




Location

(GIS) MAPPING





Lida Homes

AWARD WINNING CONTRACTOR

We've been Victoria's premier home builder since 1998, and we've earned our reputation for excellence by delivering on our promise. Some companies say they're committed to customer service, but at LIDA Homes, we think actions speak louder than words. As top-rated home building contractors and renovation experts, we build customer satisfaction into every home we touch, through our attention to detail, professional expertise, and transparent building process.

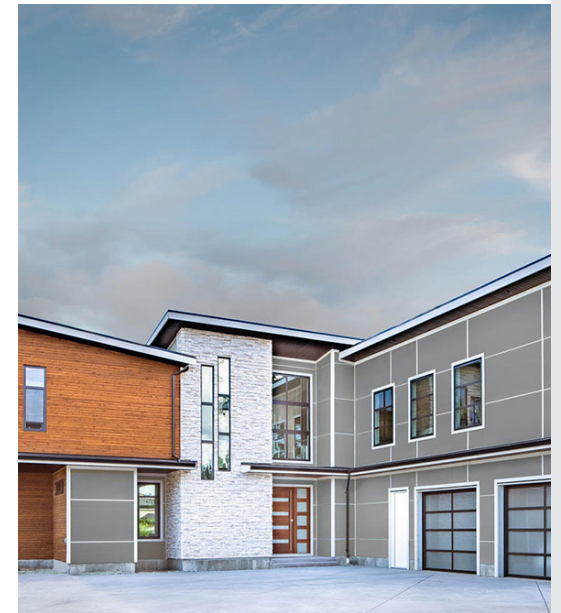
- 2019, 2020, 2021 CHBA Vancouver Island "Custom Home Builder of the Year"
- 2020 & 2021 CHBA Vancouver Island "Fortis BC Award for Excellence in Energy Efficiency"
- 2020 & 2021 CHBA Vancouver Island "People's Choice Award"



Past Projects

EXCEPTIONAL QUALITY
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VANCOUVER ISLAND

LIDAHOMES.CA





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Macdonald
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