

# 10860 GREENPARK DRIVE

North Saanich





FOR SALE



# 10860 Greenpark Drive

North Saanich

SUMMARY OVERVIEW



LISTING PRICE: \$2,400,000 + GST



LIVING AREA: 3,753 square feet



BEDROOMS: 4 + den



BATHROOMS: 4



Stunning brand-new home situated on a 0.49-acre lot within the prestigious new Greenpark subdivision. This 3,753 sqft Ryan Hoyt designed home has 4 beds/4baths + den and offers high-end quality and design throughout. Highlights on the main level include a private elevator, 17' vaulted ceilings, hardwood floors, chef's kitchen, butler's pantry, Wolf/Sub-Zero appliances w/ 48" gas range, and oversized island. The primary bedroom offers a walk-in closet and spa-like ensuite including a custom tile shower and free-standing tub. Step outside from the main level onto a large south facing front deck with expansive ample space to entertain and a covered back patio off of the kitchen. On the lower level, you will find a media room, full size gym, 3-piece bath, and triple car garage w/ 11' ceilings, epoxy flooring & EV charger. Additional features include a gas fireplace, heat pump w/ A/C, central vacuum, cedar fencing & landscaping. Ideally located, this home backs onto Horth Hill Regional Park & minutes from BC Ferries, the Airport, & Sidney, this is an incredible home offering outstanding quality and value.

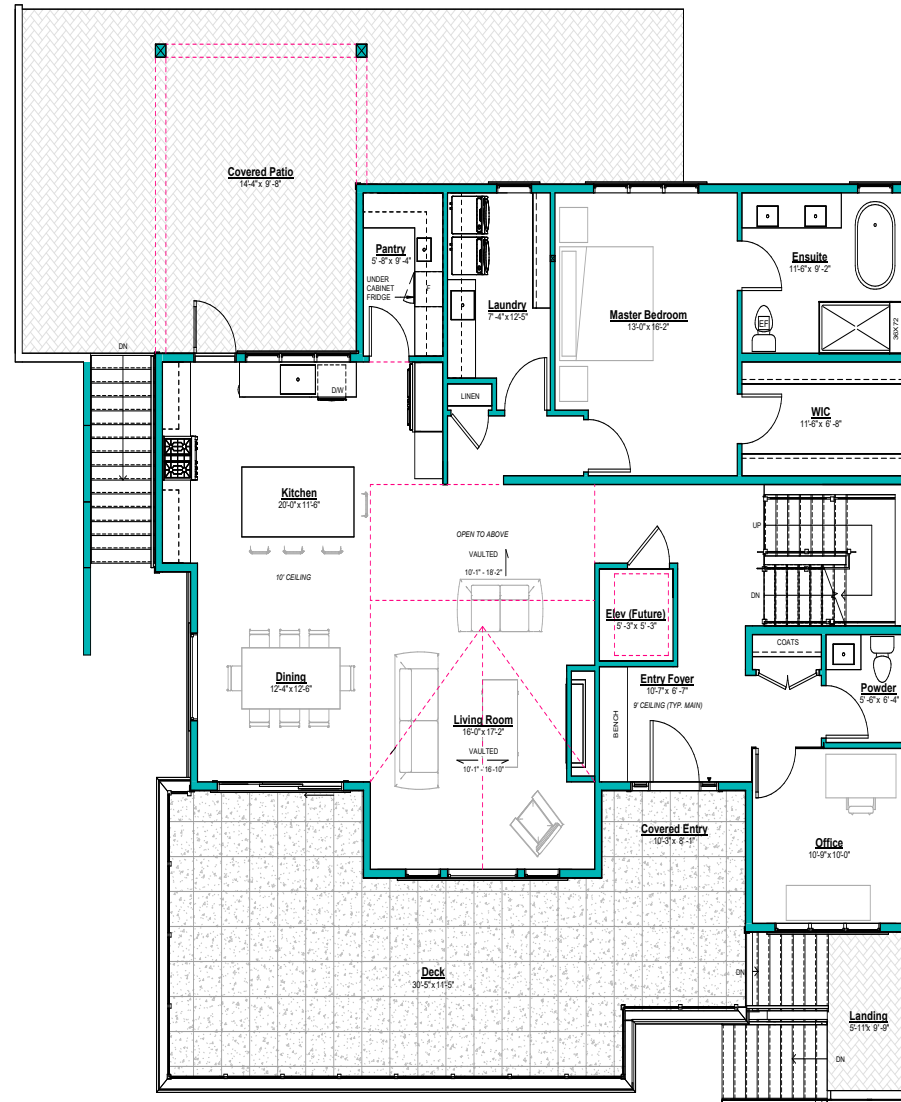


# Property Floorplan

Main Floor 1,876 sq. ft.  
Lower Floor 1,242 sq. ft.  
Upper Floor 635 sq. ft.

**TOTAL AREA 3,753 sq.ft.**

Garage 1,002 sq. ft.  
Total build 4,775 sq. ft.



③ Main Floor  
1/4" = 1'-0"

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

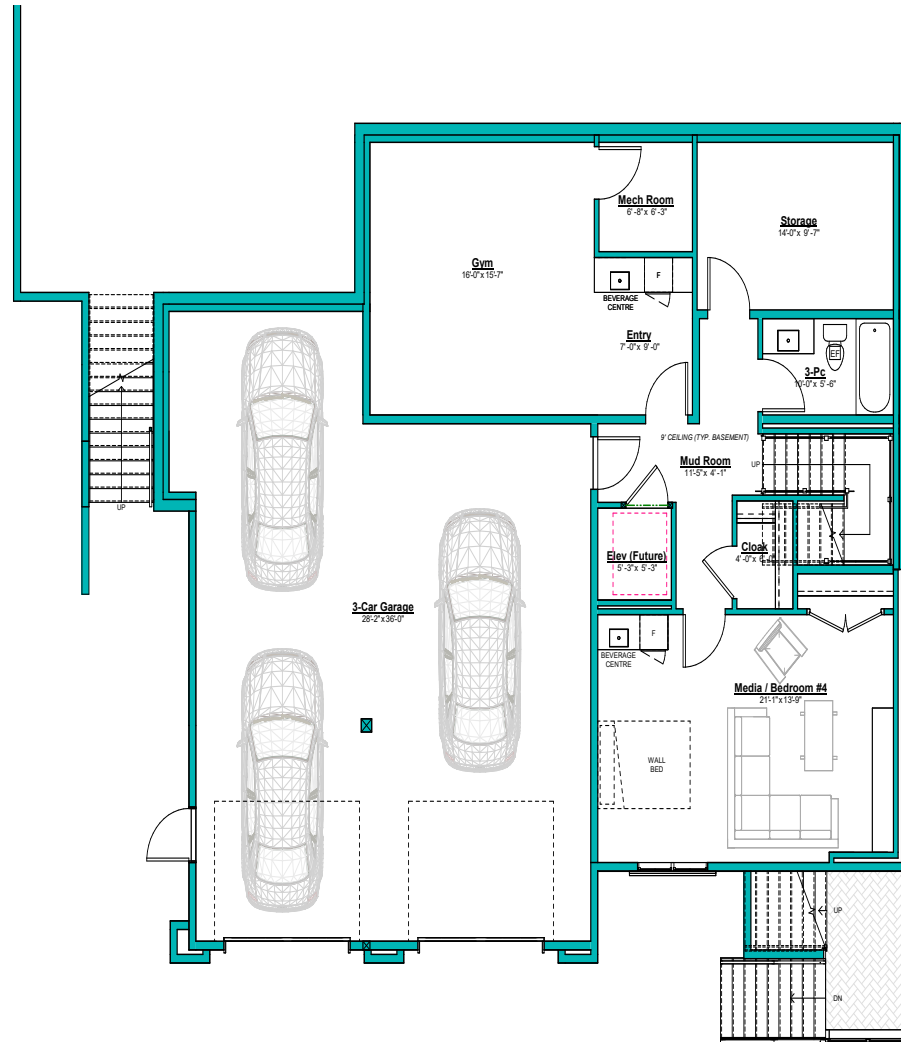


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① Basement  
14' = 1'-0"

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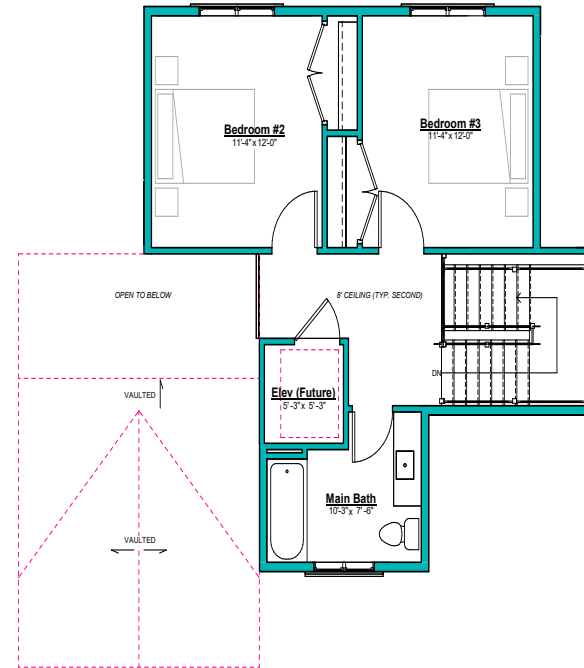


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**TOTAL AREA 3,753 sq.ft.**

Garage 1,002 sq. ft.  
Total build 4,775 sq. ft.



① Second Floor  
1/4" = 1'-0"

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# Property Renderings

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# Features & Finishes

## QUALITY WITHOUT COMPROMISE

### INTERIOR DESIGN

- Designed by Ryan Hoyt
- Built by AMCON
- Modern Traditional design
- Custom millwork by Ke Cabinets
- 17' vaulted ceiling in living room
- Hardwood throughout main floor
- Hardwood on stairs w/ recessed lighting
- Fireplaces w/ shiplap tongue & groove detail w/ built in lower cabinetry
- 6" baseboard trim w/ 3.5" casings
- Carpeting on lower floor & upper floor
- Interior solid core doors throughout
- Gym flooring, triple car garage w/ epoxy flooring

### EXTERIOR DESIGN

- Hardi-plank with board and batten siding
- Oversized black windows
- Fiberglass asphalt shingles (double-black)
- 8x9 garage doors w/ glass at the top and insulated steel w/ two openers
- Deck / glass railings & stairs w/ aluminum black vertical and top rail.
- 24' x 24" aristocrat pavers on sun deck

### ADDITIONAL CONVENIENCE

- Gas fireplace
- Elevator
- 4 ton heat pump for heat and air conditioning
- 60 Gallon electric hot water tanks
- Hide-a-hose built in vacuum system
- EV charging station
- Laundry room w/ millwork & samsung washer/dryer:
  - ☑ - [WF45T6000AV Samsung Washer](#)
  - ☑ - [DVE45T6005V Samsung Dryer](#)

### GOURMET KITCHEN

- Quartz countertops
- Double bowl stainless steel sink
- Wood kitchen cabinets in white on upper cabinets and grey on bottom w/ soft closing doors and drawers
- Tile backsplash
- Pantry is complete with sink, cabinetry millwork and built-in beverage fridge
- Stainless Steel Wolf / Sub Zero Appliances:
  - ☑ - [BI-48SID/S 48" WOLF CLASSIC SIDE-BY-SIDE REFRIGERATOR](#)
  - ☑ - [GR484CG 48" WOLF GAS RANGE](#)
  - ☑ - [DW2450 WOLF PANEL READY - 24" Dishwasher](#)
  - ☑ - [ELICA PRO SERIES CALABRIA - Hood Vent](#)
  - ☑ - [Countertop NN-ST785S Panasonic Microwave](#)
  - ☑ - [FGBC5334VS Frigidaire Beverage Center](#)

### MASTER ENSUITE

- Heated oversized tile flooring
- Wood cabinets w/ soft closing doors and drawers
- 10 mil. glass in shower w/ floor to ceiling tile
- Wall mounted rain-head shower fixture
- Riobel faucets
- Free standing white bath tub
- Shower, constructed with the Schluter system
- Walk in closet finished with drawers, shelving and long and short hanging

### LANDSCAPING & YARD

- Cedar privacy fencing
- GFI plug on the upper deck
- Concrete rear patio
- Privacy hedge at rear of property
- Fully landscaped yard including but not limited to grass, boulders, river rock, cedars, plantings, evergreens, deciduous trees, mulch and woodchips

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





# Appliance Specifications



# Appliance Specifications

KITCHEN



48" WOLF CLASSIC SIDE-BY-SIDE REFRIGERATOR/FREEZER  
WITH INTERNAL DISPENSER - BI-48SID/S



48" WOLF GAS RANGE - 4 BURNERS, INFRARED  
CHARBROILER AND INFRARED GRIDDLE  
GR484CG



# Appliance Specifications

KITCHEN



COUNTERTOP NN-ST785S PANASONIC MICROWAVE



FGBC5334VS - FRIGIDAIRE BEVERAGE CENTER



# Appliance Specifications

KITCHEN



ELICA PRO SERIES CALABRIA - HOOD VENT

DW2450 WOLF, COVE, PANEL READY - 24" OPENING  
DISHWASHER





WF45T6000AV - 5.2 CU. FT. SAMSUNG FRONT LOAD WASHER WITH SELF CLEAN+

DVE45T6005V - 7.5 CU. FT. SAMSUNG DRYER WITH SENSOR DRY

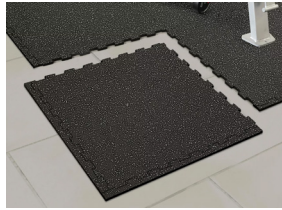


## Appliance Specifications

WASHER AND DRYER



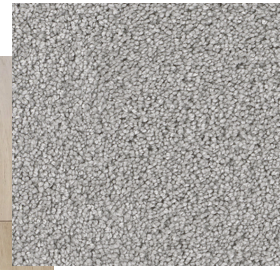
# Interior Design Details



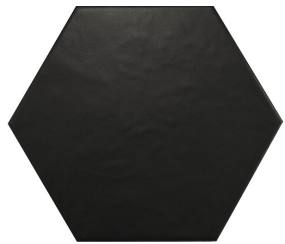
Gym Flooring



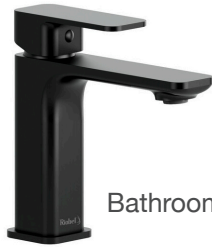
Hardwood Flooring



Carpet Flooring



Powder Room Flooring



Bathroom Faucets



Wall Sconces



Vanity Lights



## Interior Design Details



Interior Door Handles



Chandelier



Interior Doors



Kitchen Cabinetry



Kitchen Backsplash



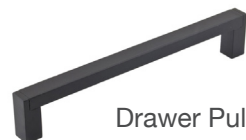
Cabinetry Pulls



Beverage Centre & Pantry Faucets



Kitchen Island Pendants

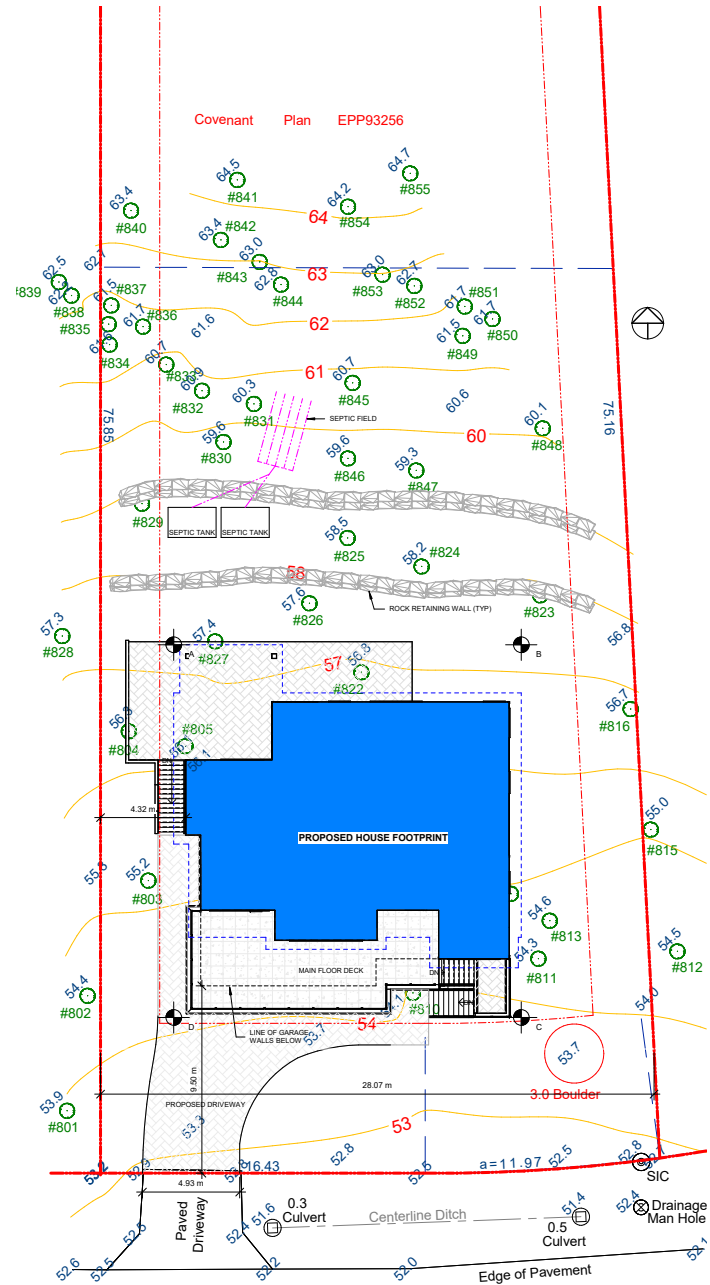


Drawer Pulls

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# Property Survey



GREENPARK DRIVE





# Greenpark Subdivision

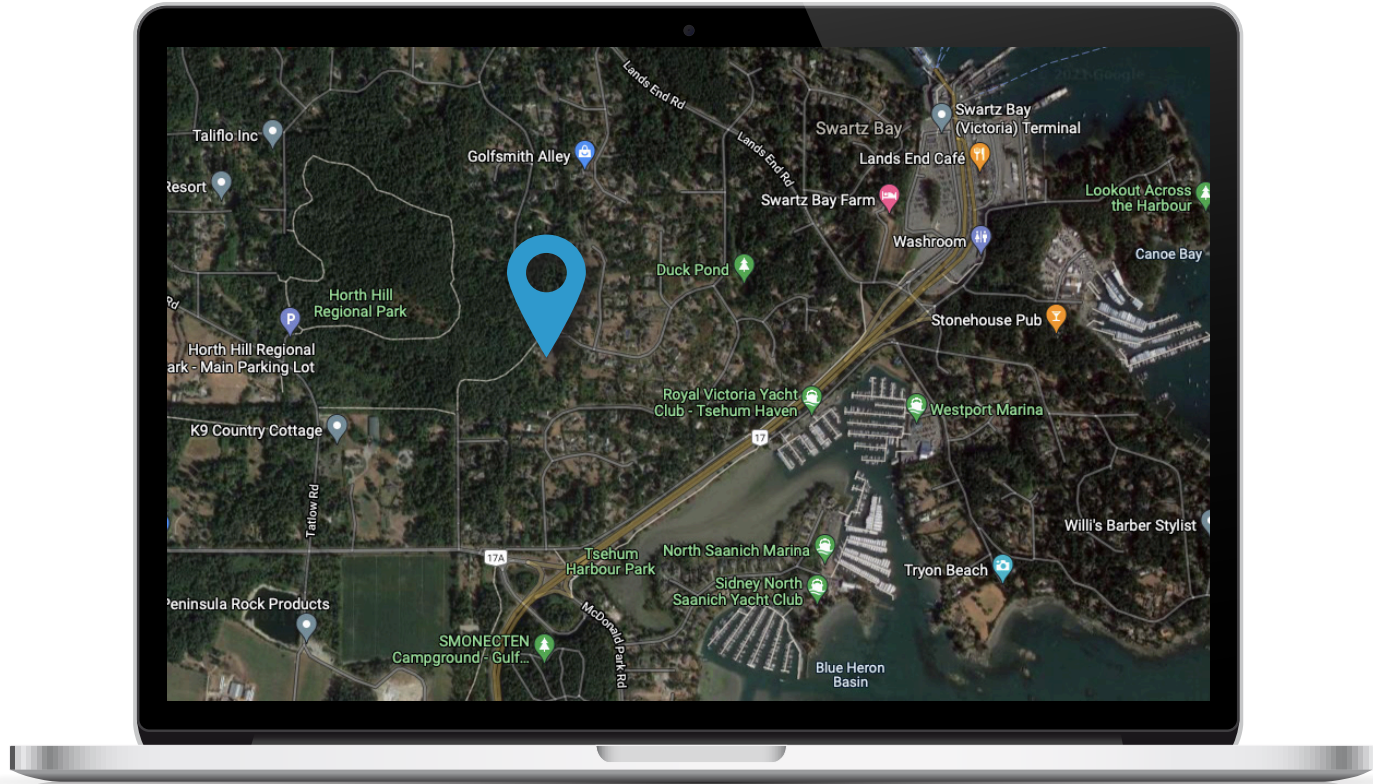
HORTH HILL





# Location

(GIS) MAPPING





 **CHACE  
WHITSON**  
REAL ESTATE GROUP

 **Macdonald  
Realty**



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