

# 1732 GREENPARK PLACE

Horth Hill, North Saanich





FOR SALE



# 1732 Greenpark Place

Horth Hill, North Saanich

SUMMARY OVERVIEW



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



LIVING AREA: 3,753 square feet



BEDROOMS: 4 + den



BATHROOMS: 4

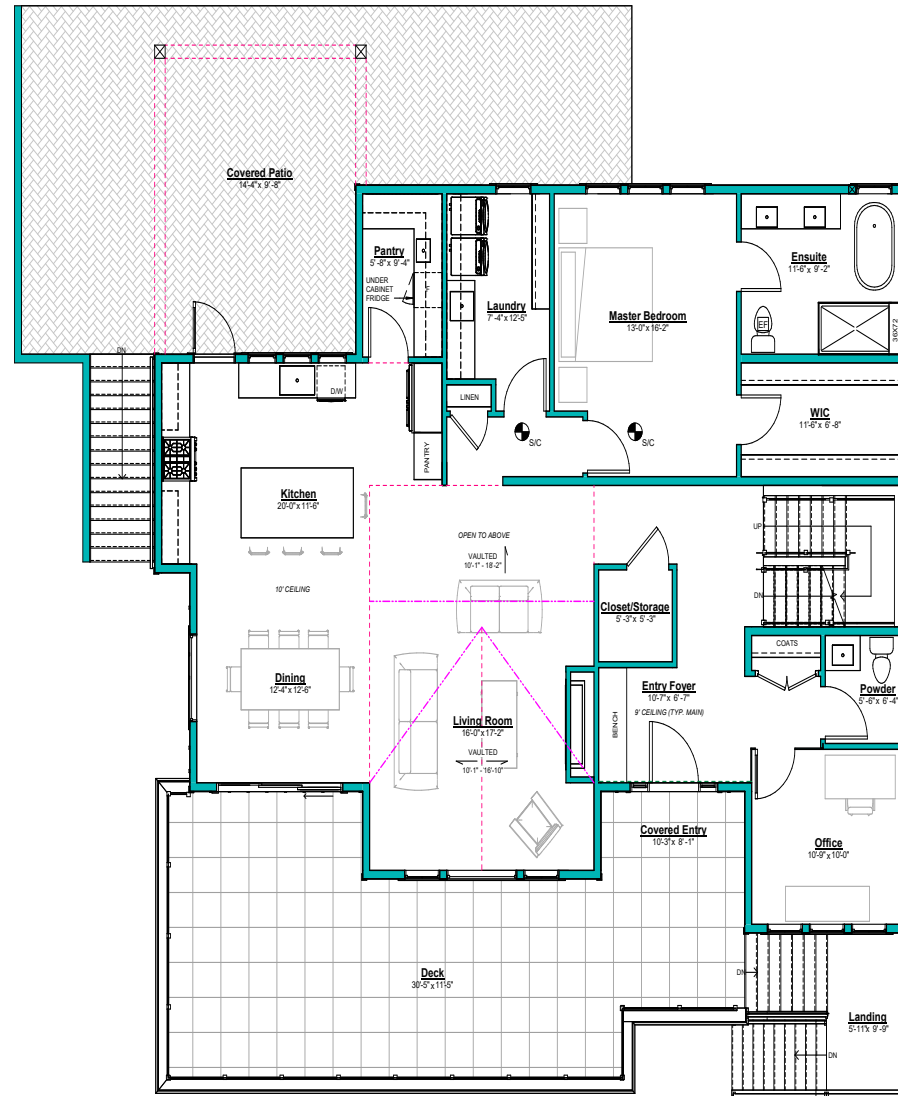


Stunning newly built home situated on a quiet cul-de-sac in the prestigious Greenpark subdivision. This 3,753 sqft modern transitional style home has 4 beds/4baths + den and offers high-end quality and design throughout. Highlights on the main level include 17' vaulted ceilings, hardwood floors, gourmet chef's kitchen, quartz countertops, butler's pantry, Wolf/Sub-Zero appliances w/ 48" gas range, and oversized island. The large primary bedroom offers a walk-in closet w/ custom millwork, 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 views and ample space to entertain. A covered back patio off of the kitchen offers a cool place to relax on hot summer days. On the lower level, you will find a media room w/ beverage centre, full size gym, 3-piece bathroom, 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 is situated just steps from Horth Hill Regional Park & minutes from BC Ferries, the Airport, & Sidney. This is an excellent opportunity to enjoy the comforts of a brand new home with outstanding quality and value in a highly sought after setting.



# Property Floorplan

Main Floor	1,876 sq. ft.
Lower Floor	1,242 sq. ft.
Upper Floor	635 sq. ft.
<b>TOTAL AREA</b>	<b>3,753 sq.ft.</b>
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

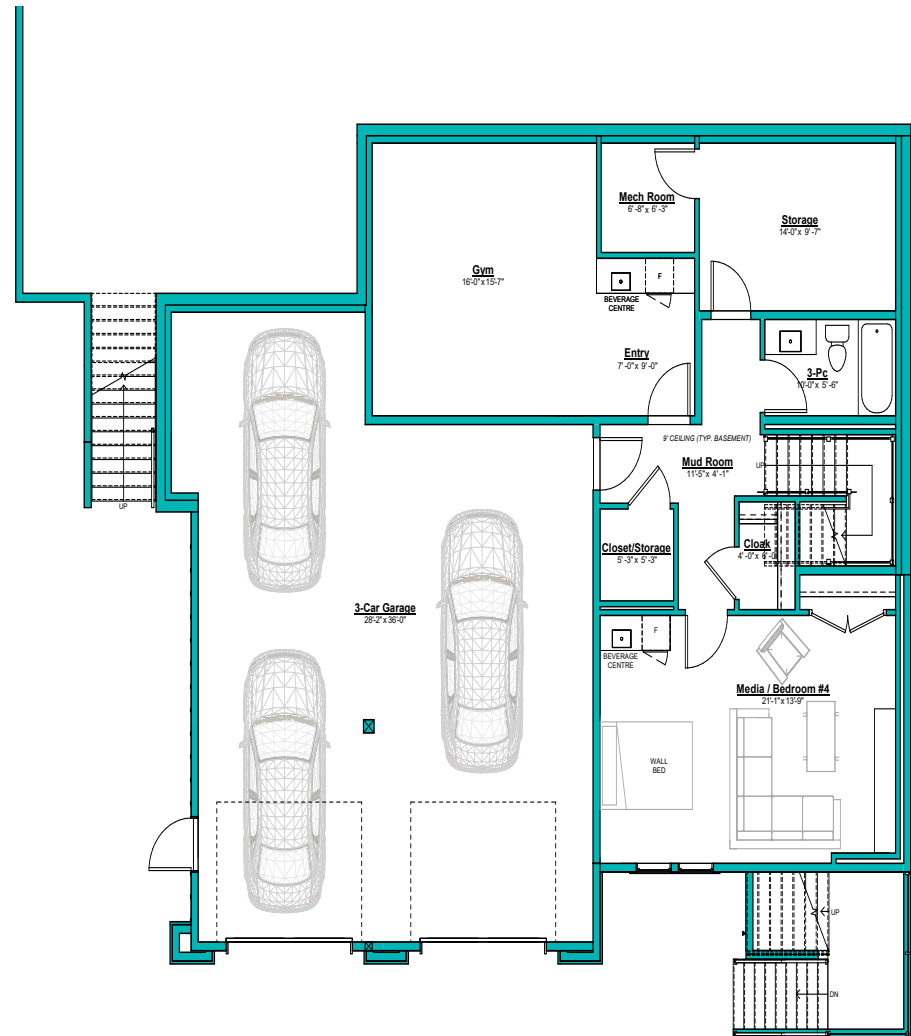


# Property Floorplan

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.



① Basement  
1/4" = 1'-0"

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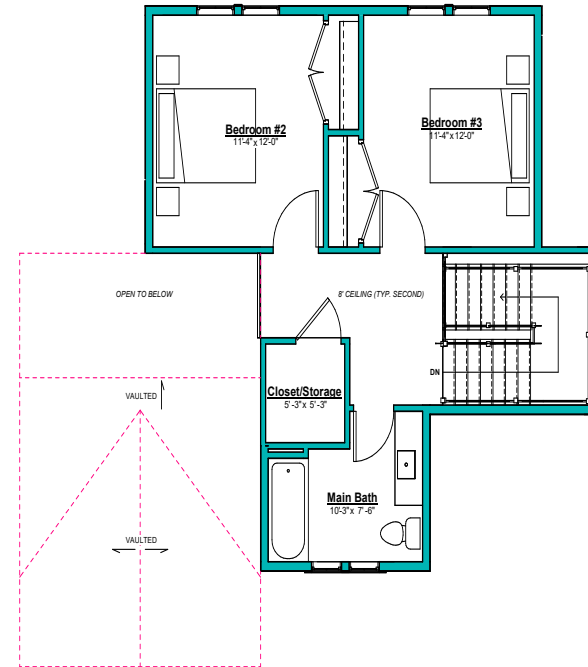


# Property Floorplan

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.



① Second Floor  
1/4" = 1'-0"

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



# 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
- 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

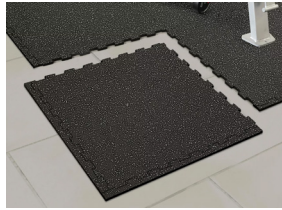


## Appliance Specifications

WASHER AND DRYER



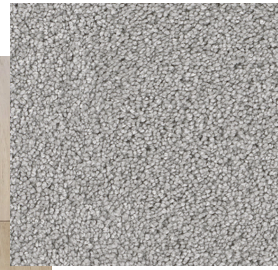
# Interior Design Details



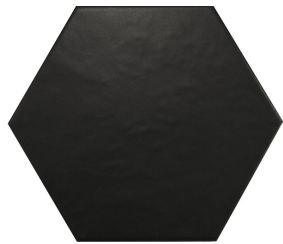
Gym Flooring



Hardwood Flooring



Carpet Flooring



Powder Room Flooring



Bathroom Faucets



Wall Sconces



Vanity Lights



## Interior Design Details



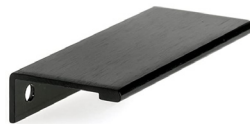
Interior Door Handles



Chandelier



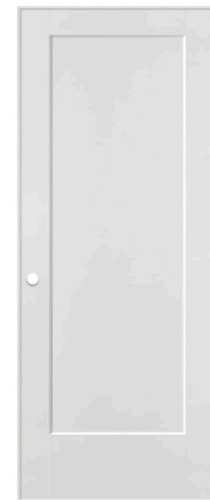
Kitchen Backsplash



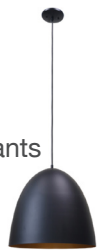
Cabinetry Pulls



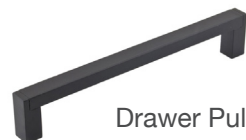
Beverage Centre & Pantry Faucets



Interior Doors



Kitchen Island Pendants

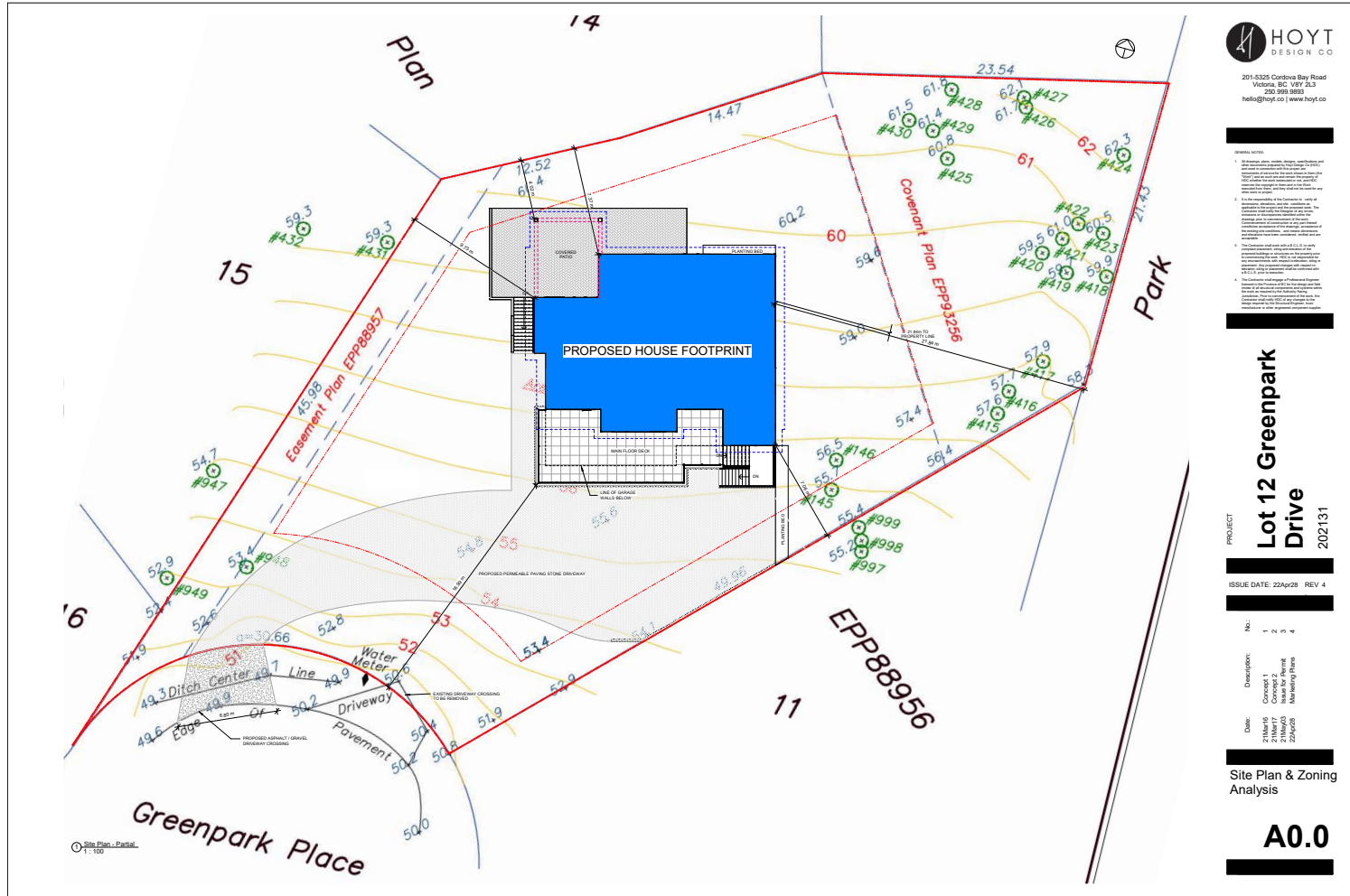


Drawer Pulls

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# Property Survey



201-6235 Cordova Bay Road  
Victoria, BC V8P 2L3  
250.999.8883  
hello@hoyt.co | www.hoyt.co

- GENERAL NOTES**
1. GENERAL SITE PLAN, ELEVATION, AND SECTION DRAWINGS SHALL BE USED TO DETERMINE THE EXISTING AND PROPOSED CONDITIONS OF THE SITE. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE SURVEY DATA AND THE EXISTING CONDITIONS OF THE SITE.
  2. THE PROPOSED HOUSE FOOTPRINT IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  3. THE PROPOSED DRIVEWAY AND PORCH ARE SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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**PROJECT**  
**Lot 12 Greenpark Drive**  
202131

ISSUE DATE: 22Apr28 REV 4

No.	Description
1	Concept 1
2	Issue for Permit
3	Marketing Plans
4	Marketing Plans

Site Plan & Zoning Analysis

**A0.0**





# Greenpark Subdivision

HORTH HILL

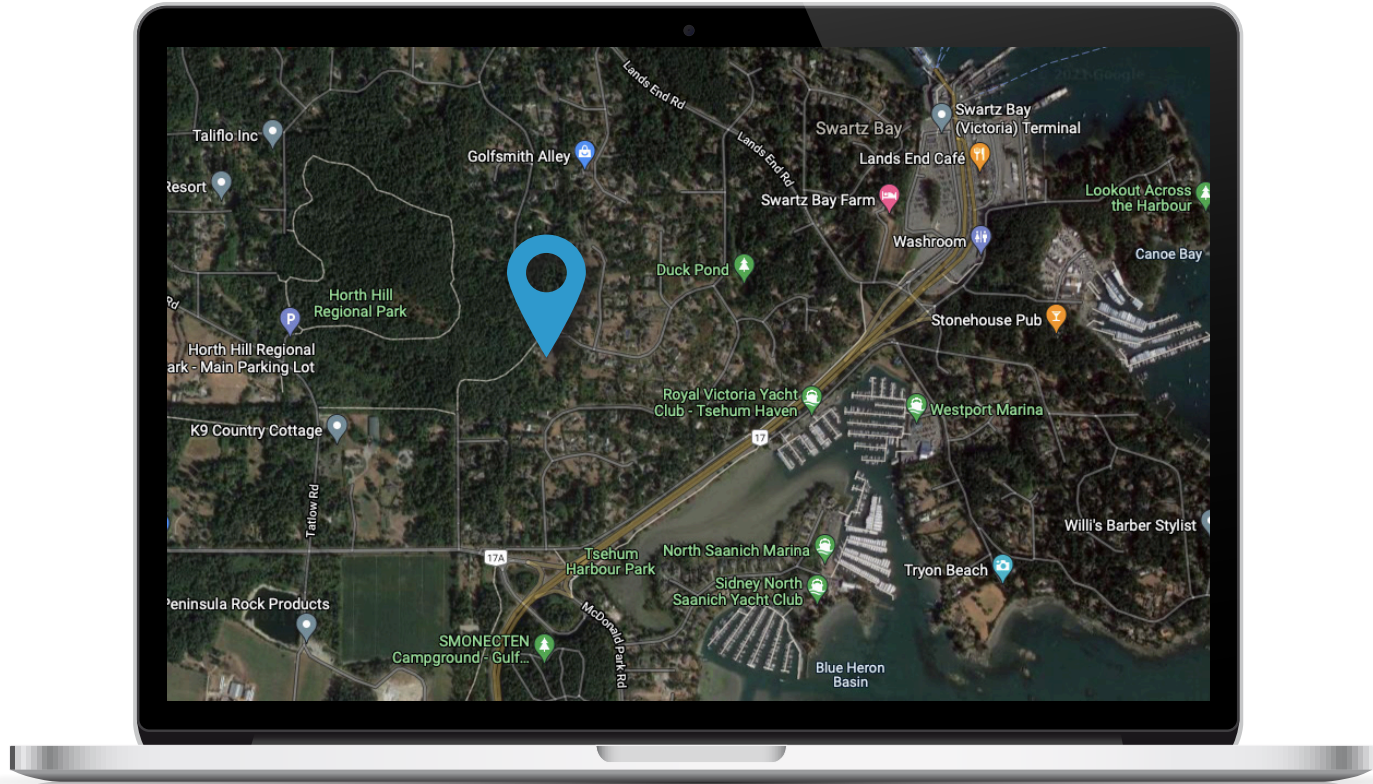




# Location

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## (GIS) MAPPING





 **CHACE  
WHITSON**  
REAL ESTATE GROUP

 **Macdonald  
Realty**



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