

# 8213 LOCHSIDE

Saanichton





FOR SALE



# 8213 Lochside Drive

Saanichton

## SUMMARY OVERVIEW



LISTING PRICE: \$4,500,000 + GST



LIVING AREA: 3,932 sq. ft.



BEDROOMS: 4



BATHROOMS: 5



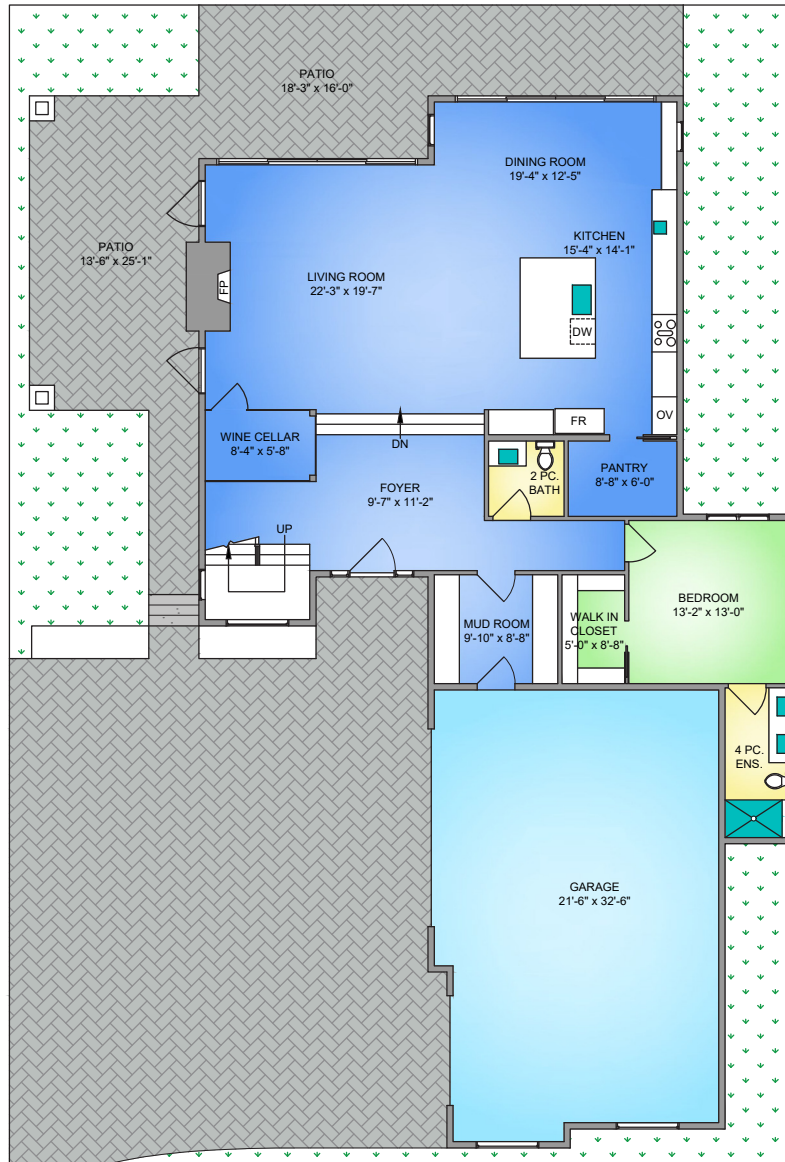


Built with uncompromised quality and impeccable attention to detail, this outstanding 4 bed, 5 bath 3,932 sqft waterfront home offers panoramic ocean views and sophisticated style. Highlights include vaulted ceilings in the entry, 11ft coffered ceilings on the main level, wine room and two 8ft double sliding doors that seamlessly blend the interior and exterior living spaces. The designer kitchen features Fisher & Paykel appliances including a 48" gas range and built-in fridge, granite countertops, and a butler's pantry. From the master bedroom, you will enjoy stunning ocean views with 11ft vaulted ceilings, walk-in closet and the gorgeous en-suite features a large walk-in shower and 6' freestanding tub. Additional conveniences include a large laundry room, spacious media room and two additional bedrooms upstairs both with walk-in closets and en-suites. Outside offers a covered lounge area, an expansive concrete deck and professional landscaping. Experience stunning sunrises and watch the boats sail by from this truly spectacular home. Quick drive to the airport & BC Ferries and all of the amazing activities that the Saanich Peninsula has to offer.



# Property Floorplan

Main Floor	1,799 sq. ft.
Upper Floor	2,133 sq. ft.
<b>TOTAL AREA</b>	<b>3,932 sq. ft.</b>
Garage	836 sq. ft.
Deck/Patio	753 sq. ft.



**MAIN FLOOR**  
1799 SQ. FT.  
CEILING HEIGHT

NORTH



0' 5' 10'  
SCALE

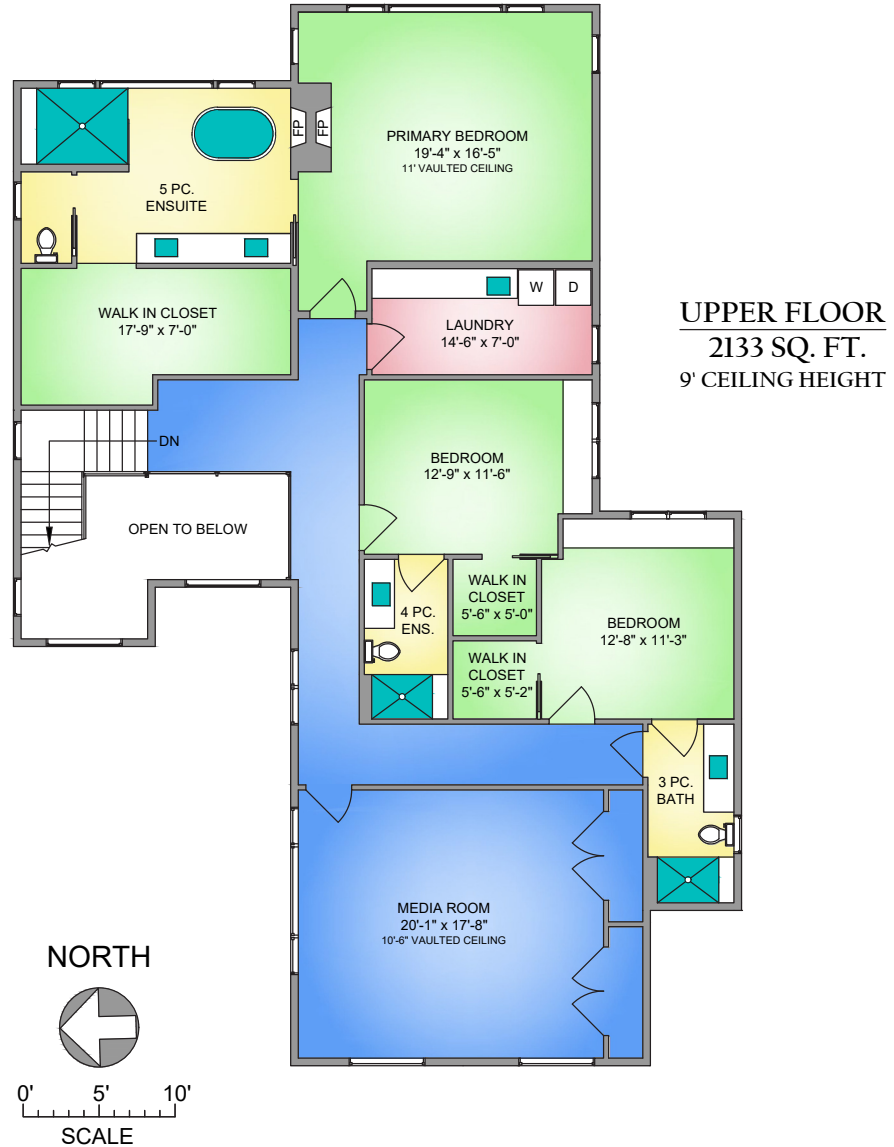
\* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS





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# Property Photos

EXTERIOR







# Property Photos

INTERIOR







# Property Renderings

INTERIOR







## Property Photos

PRIMARY BEDROOM  
& ENSUITE





# Features & Finishes

## INTERIOR LIVING SPACE

- Brushed Oak Engineered Hardwood Flooring
- Oversized tile entry
- 11ft ceilings coffered on the main level
- 8ft front door
- Solid core interior doors
- Gas Fireplace
- Pot lights throughout
- Wine room
- Built-in closet organizers
- Vaulted ceiling in Primary bedroom

## EXTERIOR DESIGN

- Vertical Hardi Wood vainer paneling
- Tan Stucco finishing
- Two Accordion style patio doors
- Vinyl double glazed windows
- Covered patio area
- Torch on roofing
- Glass railing with top rail
- Concrete patio

## GOURMET KITCHEN

- Granite countertops
- Gas range
- Double stainless steel sink
- Shaker cabinets
- Soft closing drawers
- Title backsplash
- Undermount cabinet lighting
- Pantry
- Built-in hood range
- Gourmet Fisher & Paykel® appliances including:
  - ☑ *Integrated Column Refrigerator, 30"*
  - ☑ *Integrated Column Freezer, 18"*
  - ☑ *Gas Range, 48", 6 Burners with Griddle*
  - ☑ *Double DishDrawer™ Dishwasher, Tall, Sanitize*

\*FEATURES AND FINISHINGS ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION\*





# Features & Finishes

## BATHROOMS

- Marble countertops
- Oversized tile
- Heated flooring
- Backlit mirrors
- Rain head shower
- Tile shower floor in en-suite
- Free standing tub
- Topless glass shower

## PROFESSIONAL LANDSCAPING

- Cedar fencing
- Sod grass
- Interlocking brick driveway
- Privacy gate
- Irrigation system

## ADDITIONAL FEATURES

- Electric heat pump
- Backup furnace
- Central vacuum rough-in
- Electric car-charging station
- Outdoor gas connection
- Outdoor water connections
- Screens on all opening windows

## STAKEHOLDERS

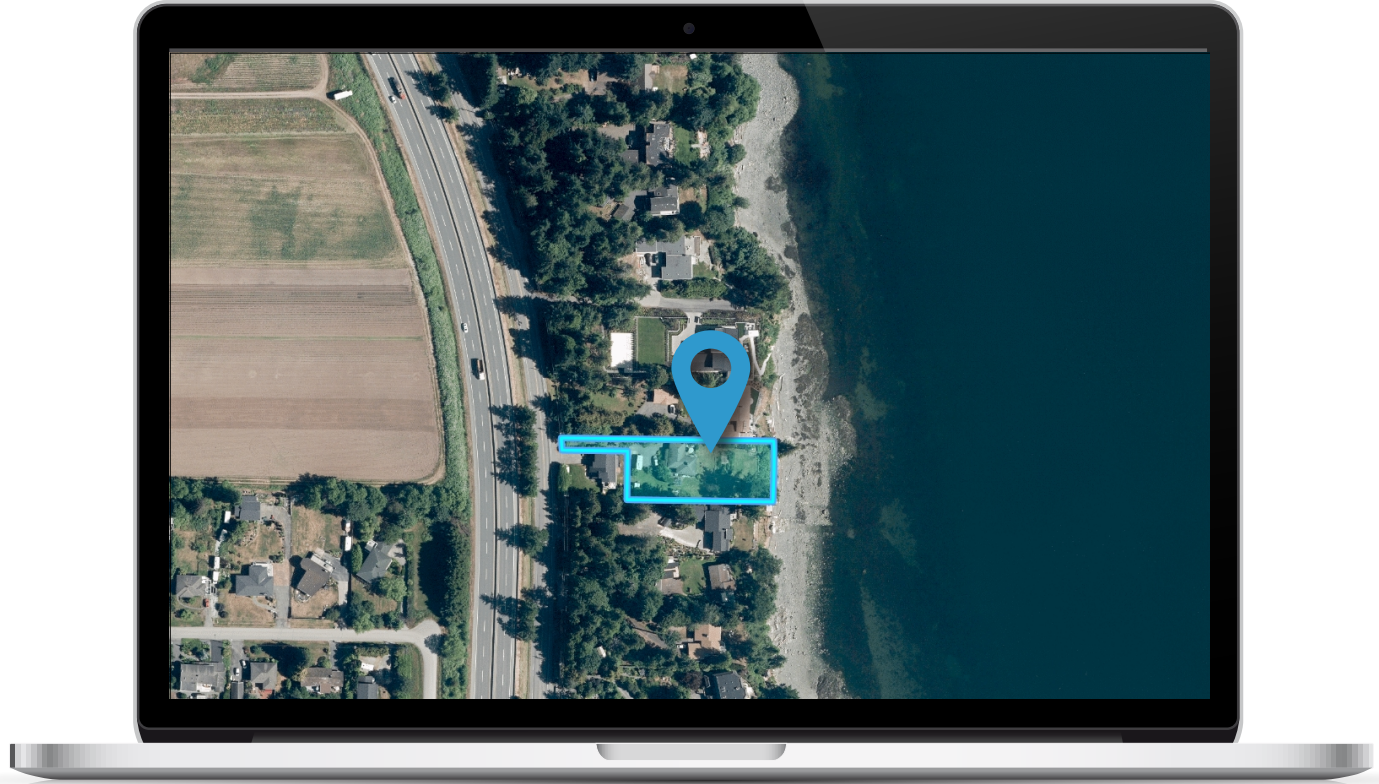
- Construction by Garrett Wakefield Construction Ltd.
- Designed by Hoyt Design Co.
- National New Home Warranty:
  - ☑ *2 years material and labour*
  - ☑ *5 year building envelope*
  - ☑ *10 year structural*

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# Location

(GIS) MAPPING









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