



# 1810 LANDS END ROAD

North Saanich





FOR SALE



# 1810 Lands End Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$3,500,000



LIVING AREA:

4,995 sq. ft.



BEDROOMS:

5



BATHROOMS:

6





Blending contemporary and classic architecture, this home offers an aesthetic true to style: light and airy with soaring ceilings and an emphasis on the elegant. Stepping into the living room, you're met with 23-ft ceilings, double-height windows, and ocean views. Natural light floods the open concept kitchen and dining area, complete with luxury appliances and a 48" Wolf range. Coffered and groin-vaulted ceilings define each of the rooms. The light and airy feel continues throughout the main floor and into the primary suite, with luxury touches like an ocean-facing sitting room. The main floor also has an office and spare bedroom; 2 additional bedrooms are on the second floor, each with ocean views and ensuites, for a 4bed/4bath total. The lower level is made up of 2 walk-out, garden suites, with private entrances and ocean views. The home offers a total of 4995 sqft and sits on 0.77 acres with landscaping, tiered rock walls, and a sprawling lawn – A true oceanfront retreat.



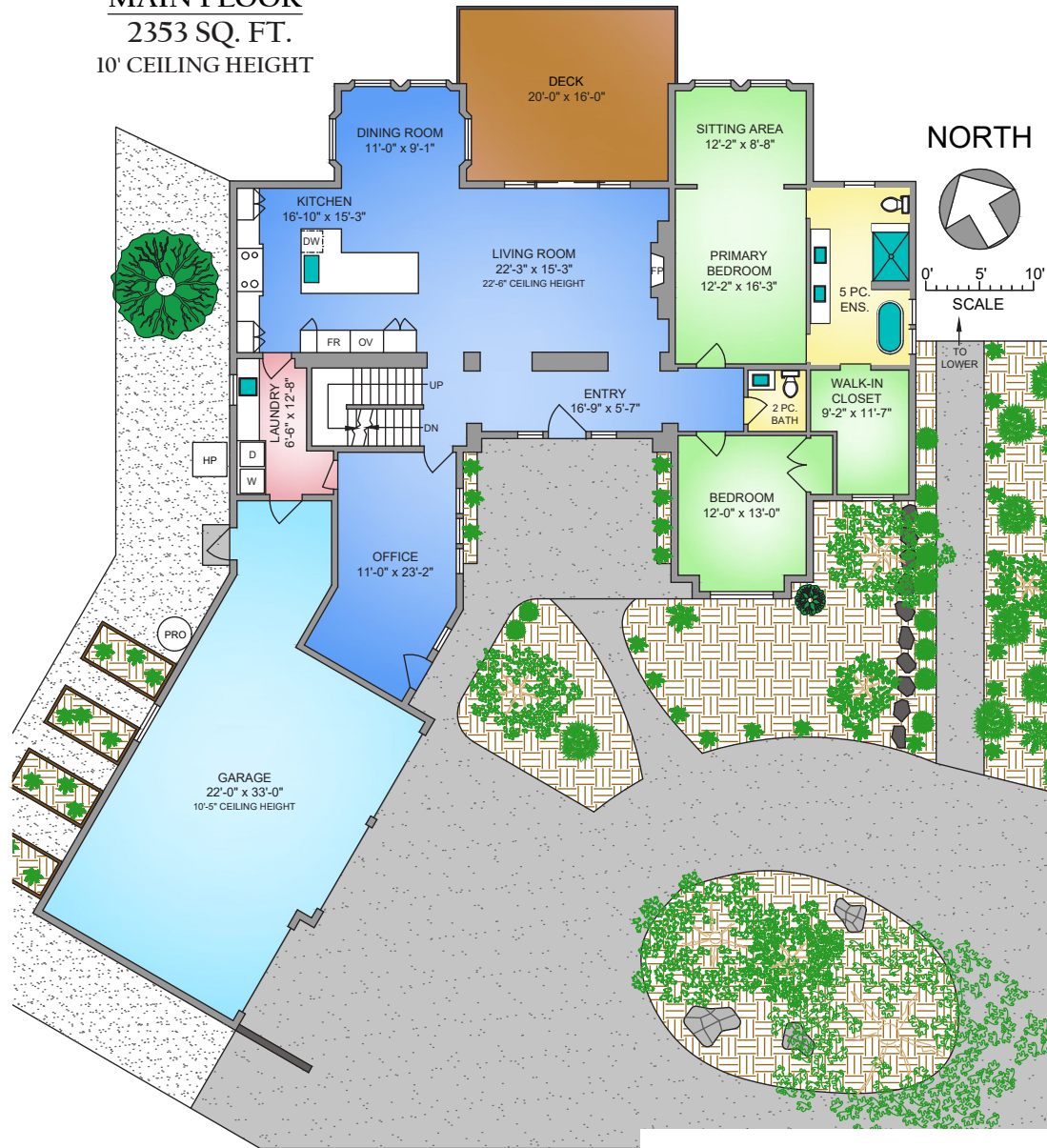
## Property Floorplan

Main Floor 2,353 sq. ft.  
Upper Floor 1,068 sq. ft.  
Lower Floor 1,548 sq. ft.

**TOTAL AREA 4,969 sq. ft.**

Garage 877 sq. ft.  
Deck/Patio 633 sq. ft.  
Unfinished 509 sq. ft.

### MAIN FLOOR 2353 SQ. FT. 10' CEILING HEIGHT



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





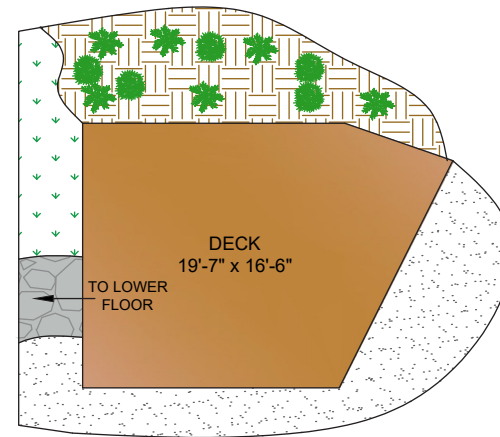
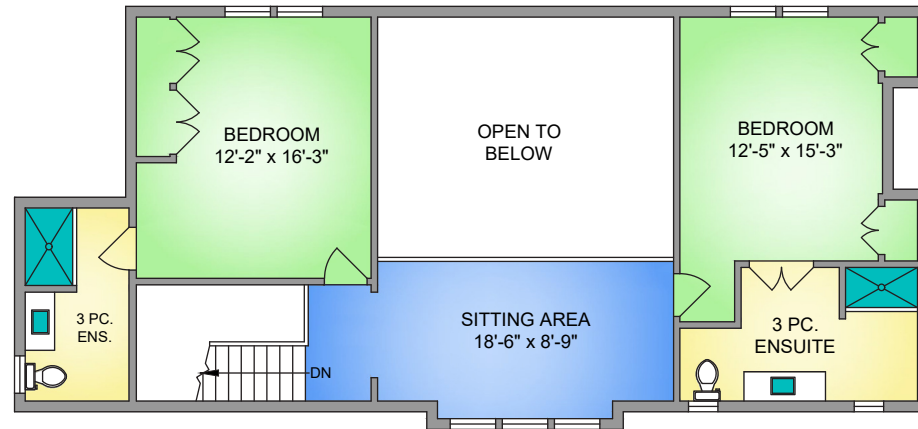
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**UPPER FLOOR**  
1068 SQ. FT.  
8' CEILING HEIGHT



**NORTH**



0' 5' 10'

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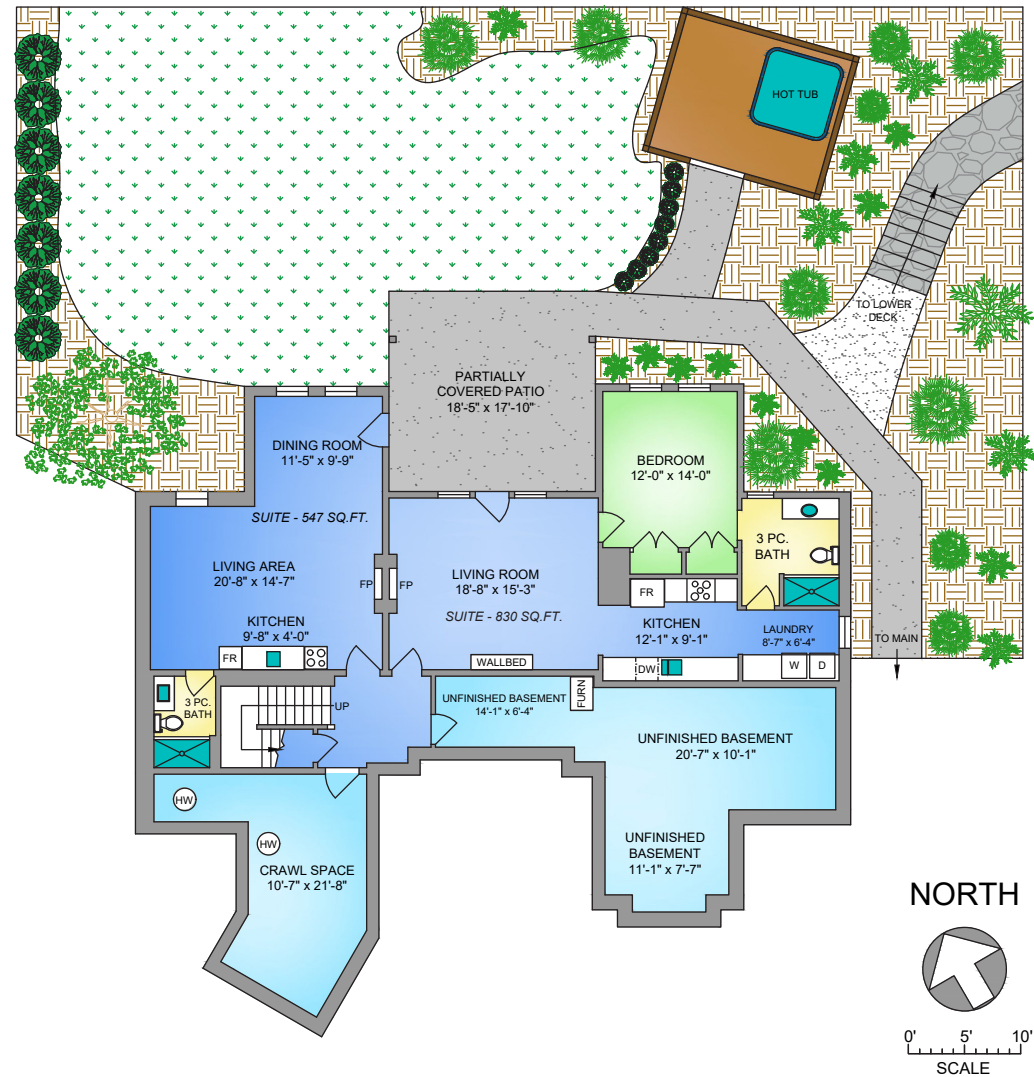
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### LOWER FLOOR 1548 SQ. FT. 9' CEILING HEIGHT



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## Property Photos

EXTERIOR







# Property Photos

EXTERIOR







# Property Photos

KITCHEN







## Property Photos

INTERIOR







## Property Photos

INTERIOR







## Property Photos

PRIMARY BEDROOM  
& ENSUITE







# Features & Finishes

## INTERIOR LIVING SPACE

- 42" x 8ft custom, solid cherry, front door
- Detailed European inspired millwork
- Cherrywood on fireplace and all railings
- Chestnut Maple on paneling in kitchen and stairway
- African mahogany in tray ceiling of Master Bed
- ICF Foundation
- 10 ft ceilings on main level with 8 ft doors
- 23ft vaulted Living room
- Tapered barrel vault in loft area
- Groin vault over dining space
- Groin vault in Primary bedroom seating area
- 9 ft ceilings in lower guest level

## GOURMET KITCHEN

- Custom kitchen cabinets w/ walnut wood accents
- Wolf cooktop w/ wall oven & steam oven
- Fisher & Paykel paneled fridge & double drawer dishwasher
- Large quartz Island w seating for 4
- Walnut lined Coffee hutch
- Waffle ceiling w/ maple inserts
- Maids pantry w/ Asko king size washer dryer

## BATHROOMS

- 5 piece primary bathroom
- Free standing tub
- Quartz countertops
- 4 bedrooms with adjoining 3 piece bathrooms
- 1 powder room
- Customized antique vanities upstairs

## EXTERIOR DESIGN

- 8x12 ft patio doors to expansive patio
- Stamped concrete driveway and lower covered patio
- 28 ga. Steel Soffits

## LANDSCAPING

- Professionally landscaped w/ lighting and irrigation
- Mini orchard w garden beds
- Covered gazebo over 6 person hot tub
- Multiple seating areas
- Pergola over lower view deck that is beside a nature preserve
- Daybed area set with paving stones

## ADDITIONAL CONVENIENCE

- 3 car garage with Tesla EV charger
- Exterior security cameras
- Sonos sound system in all rooms
- Wifi boosters on all 3 levels
- RV parking space with power, water and septic hookup
- Heat pump

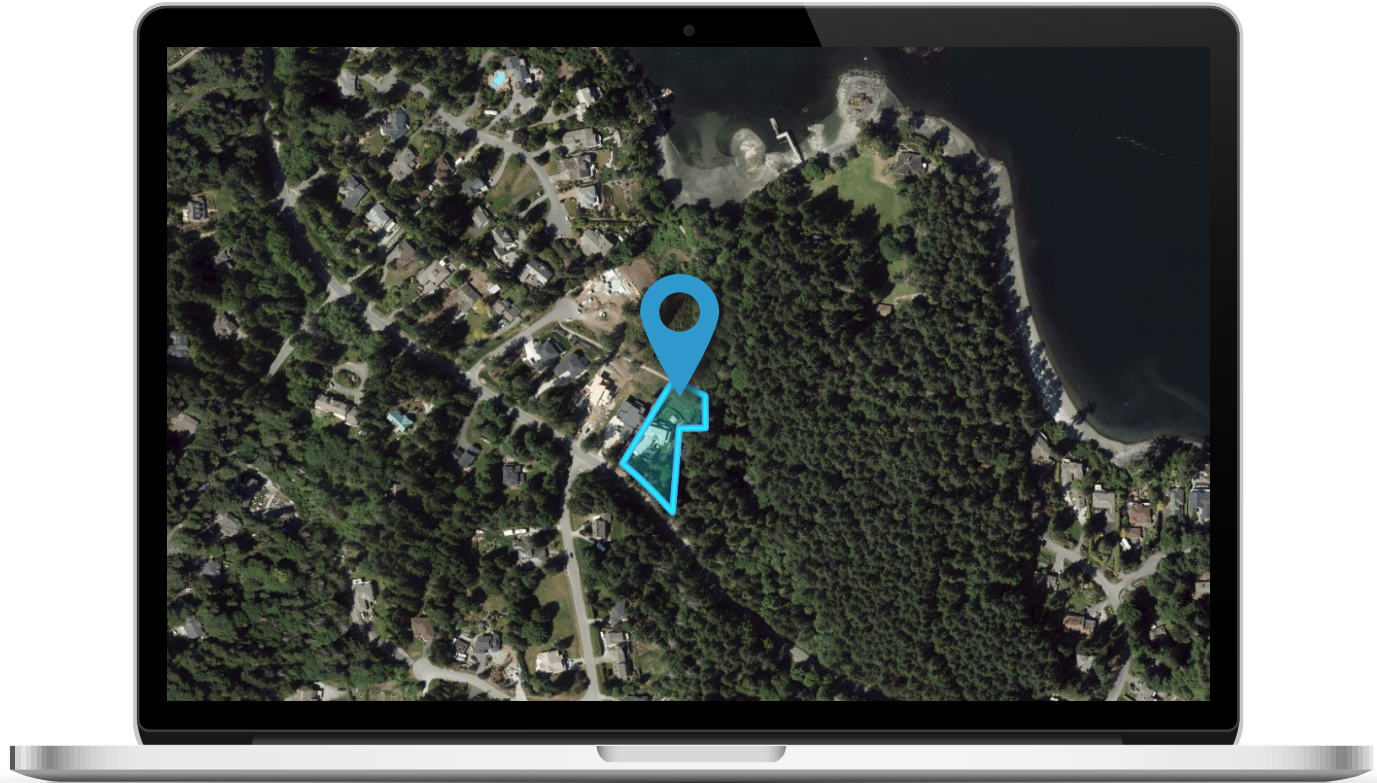
## ADDITIONAL ACCOMODATION

- 1 bedroom legal suite
- Studio suite (can be converted back to home theatre)



## Location

(GIS) MAPPING









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