



9350 EAST SAANICH ROAD

North Saanich





FOR SALE



9350 East Saanich Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$1,375,000



LIVING AREA:

1,909 square feet



BEDROOMS:

4



BATHROOMS:

3



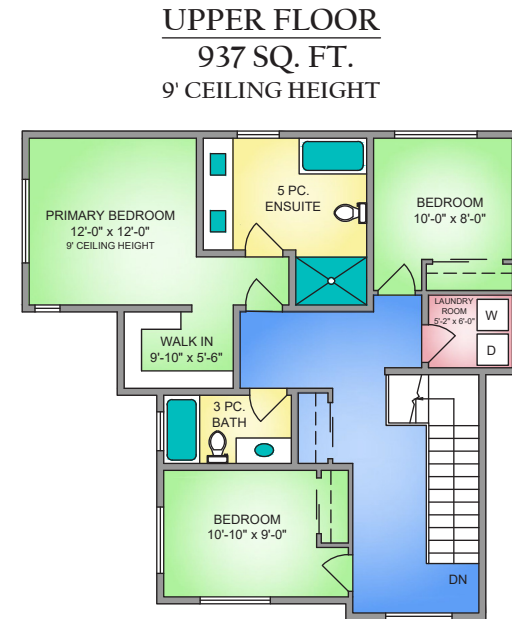
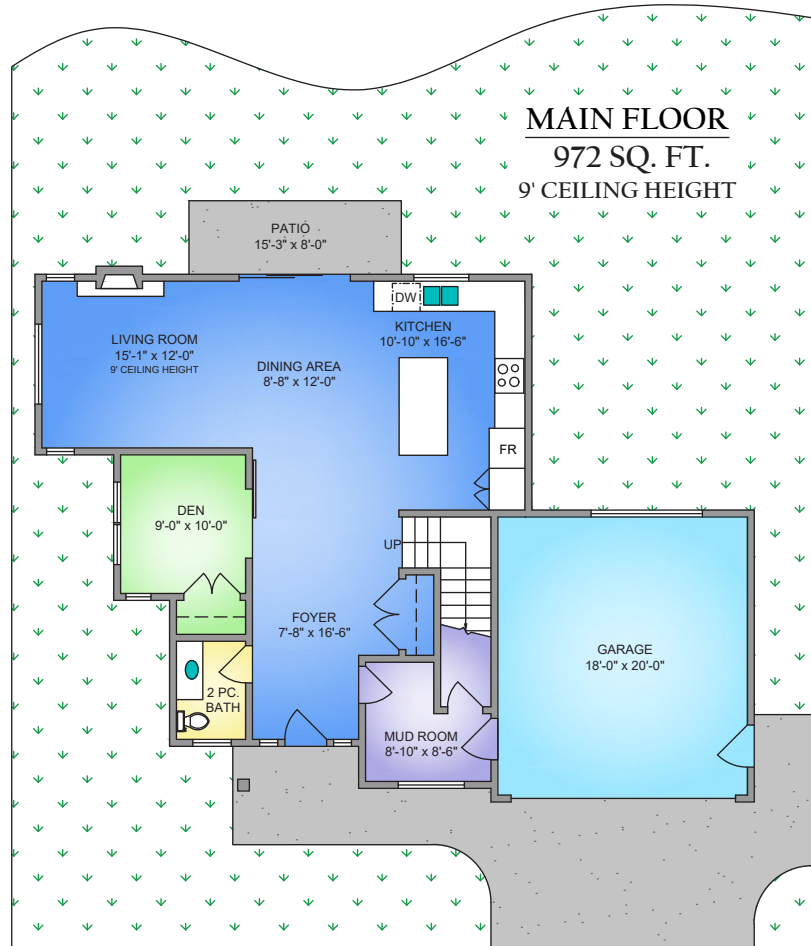
Newly constructed 4 bed/3 bath home featuring a stunning transitional style & quality finishes throughout. This well-designed home features a timeless aesthetic w/ modern accents that make you feel at home from the moment you enter. Highlights include a functional floor plan w/ a spacious open concept living area, a gorgeous kitchen w/ soft-close shaker cabinetry, quartz counters w/ large island, & sleek appliances, & 3 beds on the upper including a spacious primary w/ walk-in closet & serene 5-pc ensuite. Step outside to a large easy-care yard w/ elegant landscaping, U/G irrigation, & private patio that's perfect for entertaining. Other highlights include a natural gas fireplace, heat pump w/ A/C, & double-car garage. Situated on a flat & sunny lot within walking distance to the Roost Farm Bakery, easy access to the airport bike & walk trail, & a short drive to Sidney. This is an excellent opportunity to enjoy the comforts of a new construction home in a highly sought-after community.

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



Property Floorplan

Main Floor	972 sq. ft.
Upper Floor	937 sq. ft.
TOTAL AREA	1,909 sq. ft.
Deck/Patio	81 sq. ft.
Garage	399 sq. ft.



NORTH



0' 5' 10'
SCALE

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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

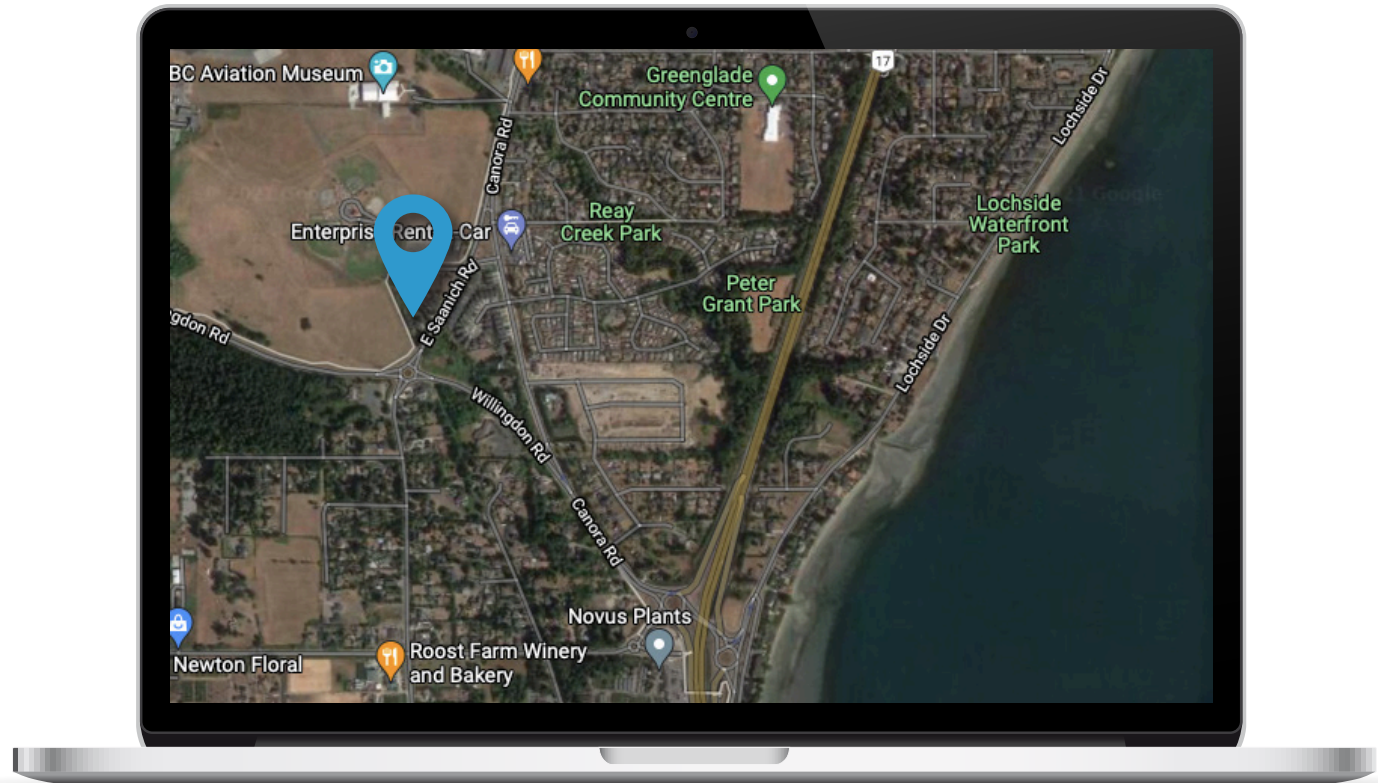
INTERIOR





Location

(GIS) MAPPING





 **CHACE
WHITSON**
REAL ESTATE GROUP

 **Macdonald
Realty**



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Features & Finishes

QUALITY WITHOUT COMPROMISE

- Built by White Wolf Homes
- Designed by Kazanowski Interiors
- 1,909 sq. ft.
- 3 bedrooms + den
- 3 bathrooms
- R2 Zoning on a 7,655 sq. ft. lot
- 2-5-10 Travellers New Home Warranty

INTERIOR DESIGN

- Light colour scheme
- Wide plank hardwood flooring throughout
- Gas fireplace with tile surround
- Pot lighting
- 9 ft ceiling height
- Solid core interior doors
- Wood karmanah exterior doors

EXTERIOR DESIGN

- Hardi-plank with wood detail
- Black exterior windows

GOURMET KITCHEN

- White shaker cabinets with dark gray accent
- Chevron style backsplash
- Quartz countertops
- Full sized double stainless steel sink
- Recessed under-cabinet lighting

SPA INSPIRED BATHROOMS

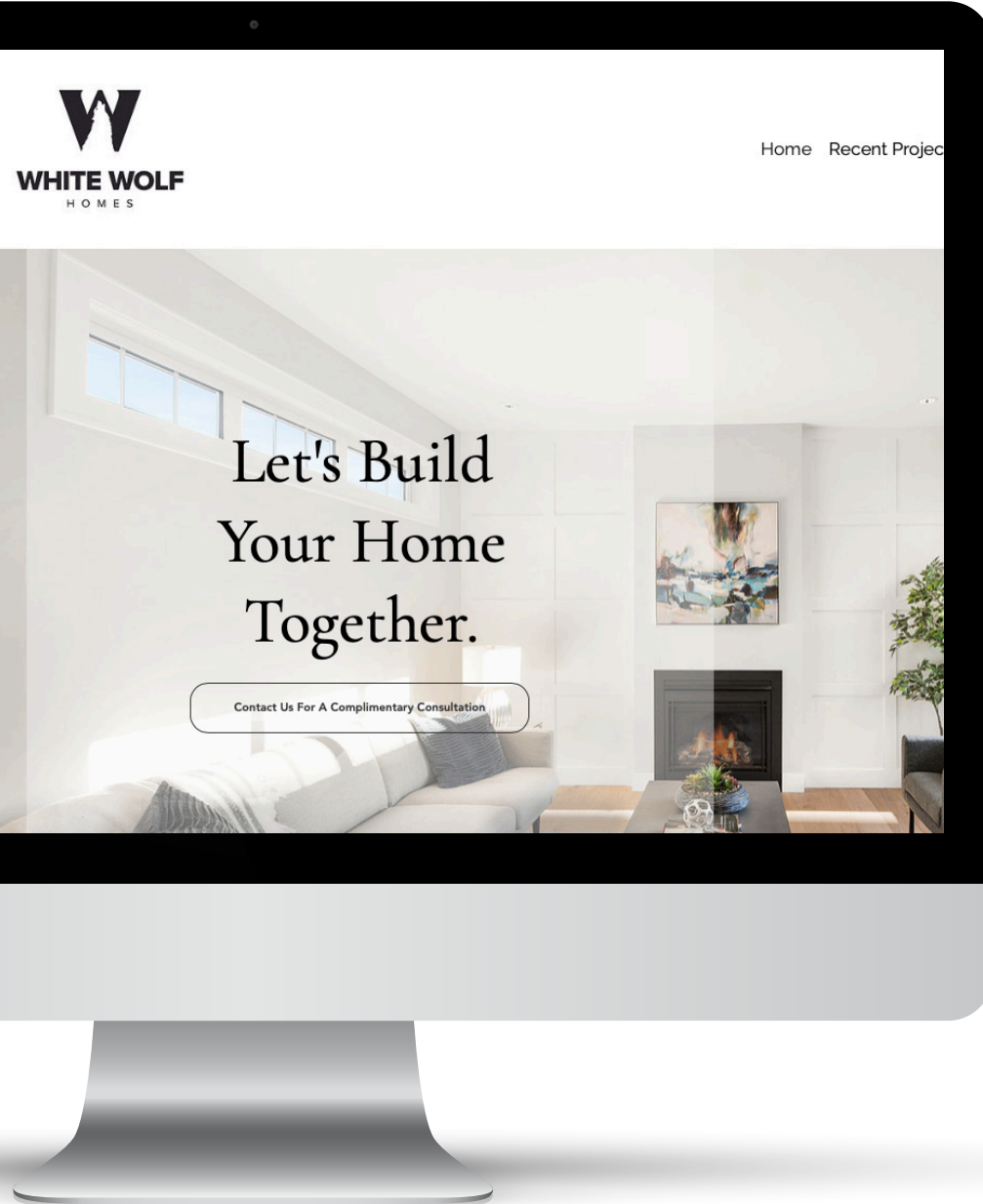
- Frameless glass shower
- Rain head with seperate handheld
- Free standing tub
- Double sink
- Heated flooring in all bathrooms
- Quartz countertops
- Soft close cabinetry
- Undermount motion sensor lighting
- Comfort height toilet with soft close seating
- Walk-in closets with custom build-ins

LANDSCAPING & YARD

- Landscaping plan with irrigation system
- Exposed aggregate driveway

ADDITIONAL CONVENIENCE

- Heat pump with air conditioning
- Electric furnace
- 40 Gallon electric hot water tank
- EV charger plug-in
- Pre-wired central vacuum
- Pre-wired security system
- Outdoor gas connection for BBQ/heater
- Outdoor water connection and electrical outlet
- Covered patio with recessed pot lighting
- Screens on all opening windows
- Hot water on demand



White Wolf Homes

PASSIONATE CUSTOM HOME BUILDERS

We build custom homes in Victoria, B.C. with integrity and quality. When it comes to building custom homes, our philosophy is to keep open and honest communication with our clients.

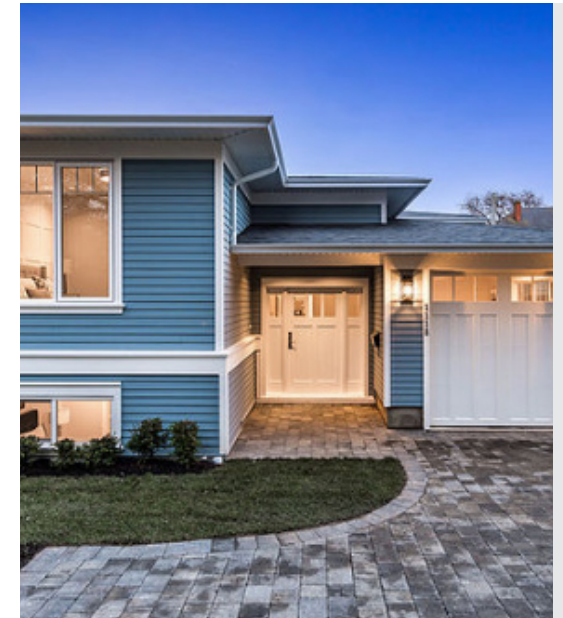
We know how important of a decision it is to build your own home and when you trust us with building it we understand the responsibility that means for us. A white wolf symbolizes righteousness and wisdom, and as a developer we feel these are two very important attributes to strive for. It's one thing to talk the talk, but we at White Wolf aim to walk the talk. We strive to bring integrity, quality and aim to uphold a high standard of ethics in our business relationships with our customers, subcontractors and suppliers.



Past Projects

EXCEPTIONAL QUALITY
HOMES ON SOUTHERN
VANCOUVER ISLAND

WHITEWOLFHOMES.CA

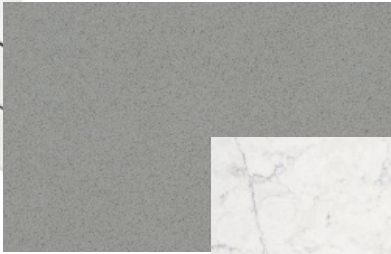




Interior Design Details



Kitchen Backsplash



Kitchen/Main Bath Counterops



Kitchen Island/Ensuite Counterops



Kitchen/Main Bath Cabinets



Kitchen Island/Ensuite Cabinets



Ensuite Shower



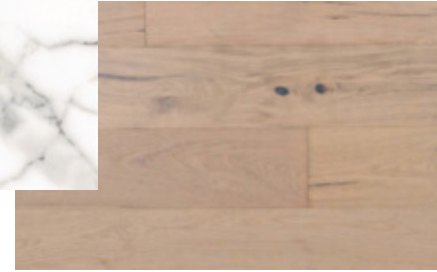
Ensuite Shower Floor



Fireplace Tile



Ensuite/Main Bath Flooring



Hardwood Flooring



Cabinetry Pulls



Interior Doors



Cabinetry Knobs



Interior Design Details

*FINISHES AND FIXTURES
ARE SUBJECT TO CHANGE AT
DEVELOPER'S DISCRETION*



Secondary Paint



Accent Paint



Main Paint



Exterior



Bedrooms



Interior Design Details

LIGHT FIXTURES

*FINISHES AND FIXTURES
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DEVELOPER'S DISCRETION*



Dining



Kitchen Island



Den/Entry



Main Bath



Ensuite Tub



Ensuite Vanity



Main Bath



Kitchen



Interior Design Details

PLUMBING FIXTURES

*FINISHES AND FIXTURES ARE
SUBJECT TO CHANGE AT
DEVELOPER'S DISCRETION*



Master Ensuite





Appliance Specifications



Appliance Specifications

KITCHEN



KitchenAid 20 cu.ft. 36-Inch Width Counter-Depth French Door Refrigerator with Interior Dispense
KRFC300ESS



KitchenAid 30-Inch 5-Burner Gas Convection Front Control Range
KSGG700ESS



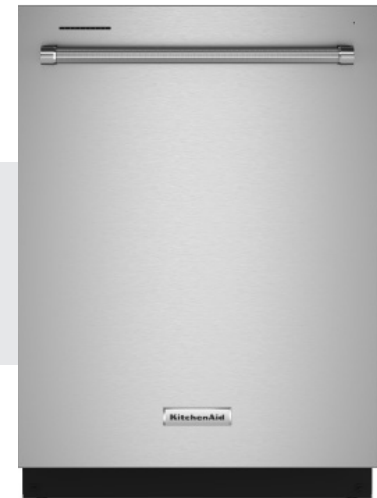
Appliance Specifications

KITCHEN



Elica ASTI Comfort Series 24" range hood
EAS422SS

KitchenAid® 39 dBA Dishwasher in
PrintShield™ Finish with Third Level Utensil Rack
KDTE204KPS





Appliance Specifications

KITCHEN



Countertop NNST663SC Microwave

RICCOTTA
24" Single Zone Beverage Center - SBC057D1BSS





Electrolux Front Load Washer
4.5 Cu.Ft. Front Load Washer



Appliance Specifications

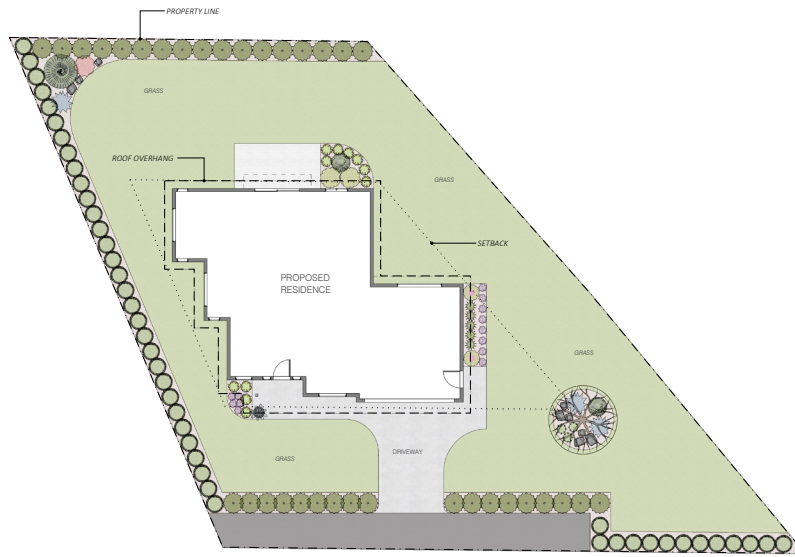
WASHER
AND DRYER

Electrolux Dryer
Electric 8.0 Cu. Ft. Front Load Dryer





Landscaping Plan



LEGEND

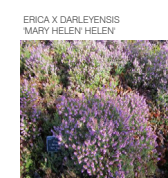
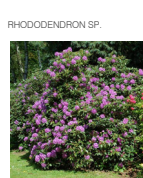
	ACER RUBRUM 'ARMSTRONG' - ARMSTRONG RED MAPLE
	PINUS SYLVESTRIS 'WATERFURY' - SCOTS PINE 'WATERFURY'
	PICEA ABIES 'NIDIFORMIS' - NEST SPRUCE
	RHOODENDRON SP. - AZALEA
	PRUNUS LUSITANICA - PORTUGUESE CHERRY LAUREL
	THUNBERGII F. ATROPURPUREA 'ROSE GLOW' - JAPANESE BARBERY
	SPIRAEA JAPONICA 'GOLDFLAME' - JAPANESE SPIRAEA 'GOLDFLAME'
	CUPROCYPARIS LEYLANDI - LEYLAND CYPRESS
	LAVANDULA ANGUSTIFOLIA - ENGLISH LAVENDER
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' - CREEPING JUNIPER 'BLUE CHIP'
	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER' - FEATHER REED GRASS 'KARL FOERSTER'
	HAKONECHLOA MACRA 'AUREOLA' - HAKONE GRASS 'AUREOLA'
	CAREX OSHIMENSIS 'EVERGOLD' - JAPANESE SEDGE 'EVERGOLD'
	ERICA x DARLEYENSIS 'MARY HELEN' - HEATHER 'MARY HELEN'
	MULCH
	GRASS
	ROCKS
	PLANTER



LANDSCAPE PLAN

scale 1"=10'

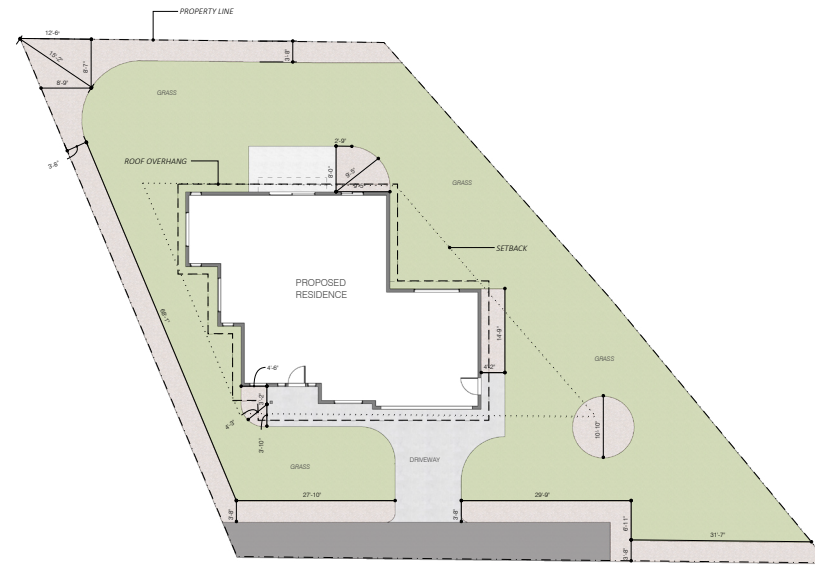
PLANT PHOTOS



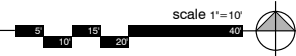
WHITE WOLF HOMES	
ADDRESS	18350 EAST SAANICH RD, NORTH SAANICH BC
TITLE	Landscape Plan
SCALE	As noted
DATE	June 2, 2021
SHEET NO.	L1



Landscaping Plan

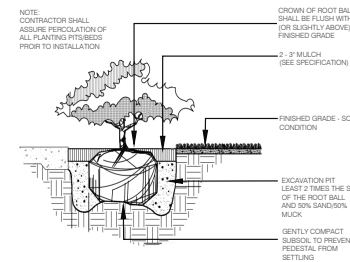


1 LANDSCAPE PLAN - DIMENSIONS

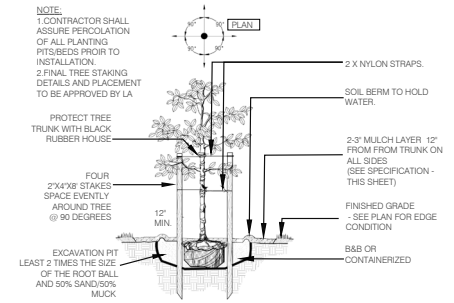


LANDSCAPE MATERIAL SCHEDULE

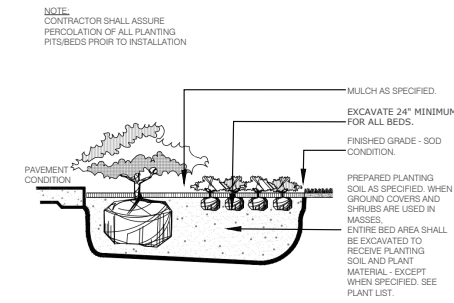
QTY	BOTANIC AND COMMON NAME
44	CUPROCYPARIS LEYLANDI - LEYLAND CYPRESS
2	RHODODENDRON SP. AZALEA
35	PRUNUS LUSITANICA - PORTUGUESE CHERRY LAUREL
2	PICTA ABIES NIDIFORMIS - NEST SPRUCE
2	SPIRAEA JAPONICA GOLDFLAME - JAPANESE SPIREA GOLDFLAME
1	THUNDERBOLT F. ATROPURPUREA ROSE GLOW - JAPANESE BARBERRY
3	JUNIPERUS HORIZONTALIS BLUE CHIP - CREeping JUNIPER BLUE CHIP
1	LAVANDULA ANGUSTIFOLIA - ENGLISH LAVENDER
5	CALAMAGROSTIS x ACUTIFLORA KARL FOERSTER - FEATHER REED GRASS KARL FOERSTER
11	HAKONCHLOA MACRA ALBECULA - HAKONE GRASS ALBECULA
13	ERICA x DARLEYENSIS MARY HELEN - HEATHER MARY HELEN
3	CAREX OSHIMENSIS EVERGOLD - JAPANESE SEDGE EVERGOLD
1	ACER RUBRUM ARMSTRONG - ARMSTRONG RED MAPLE
1	PINUS SYLVESTRIS WATERER - SCOTS PINE WATERER
3653*	SFT Non-cypress, Dark Brown
4000*	SFT On leveled, fine grade topsoil surface
9	PC
1	PC
	*ESTIMATED QTY. FILED VERIFY



4 Hedge Planting Detail (Typical)



2 Small Tree (Typical)



2 Shrub & Groundcover Planting Detail (Typical)

ADDRESS	9350 EAST SAANICH RD. NORTH SAANICH BC
TITLE	Landscape Plan-Dimensions
SCALE	As noted
DATE	June 2, 2021
SHEET NO.	L2