



10950 INWOOD ROAD

North Saanich





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SUMMARY OVERVIEW



LISTING PRICE:

\$2,295,000 + GST



LIVING AREA:

4,757 sq. ft.



BEDROOMS:

4 + Office



BATHROOMS:

5



Welcome to 10950 Inwood Rd, a stunning newly construction home in the highly sought after neighbourhood of Curteis Point. This luxurious 4-bed + office, 5-bath home boasts 4,757 sq ft of meticulously designed living space, where every detail has been carefully thought out. Step inside and be welcomed by an impressive entranceway with soaring ceilings and an abundance of natural light that floods the home. The modern open-concept design showcases high-end finishes throughout, including gorgeous hardwood floors, over height vaulted ceilings, designer lighting, and a gourmet kitchen equipped with top-of-the-line appliances, perfect for hosting family and friends. Retreat to the spacious primary bedroom featuring a spa-like ensuite with soaker tub, walk-in shower, dual vanity, and large walk-in his and her closets. Additionally, the upper level includes two more generously sized bedrooms, and a bright and spacious office. The lower level of the home offers a media room, wet bar, and a gym / flex room with 2 pc bath, ideal for hosting overnight guests. This level also provides direct access to the oversized double car garage and workshop. BONUS! Self-contained legal 1 bed / 1 bath suite with separate entrance and laundry. Outside, the home features a beautifully landscaped south facing backyard perfect for entertaining guests or simply relaxing with family. Enjoy the close proximity to many parks, top-rated schools, and a wide variety of amenities just minutes away. Overall, this is a must-see property that offers the perfect combination of luxury, space, and location.



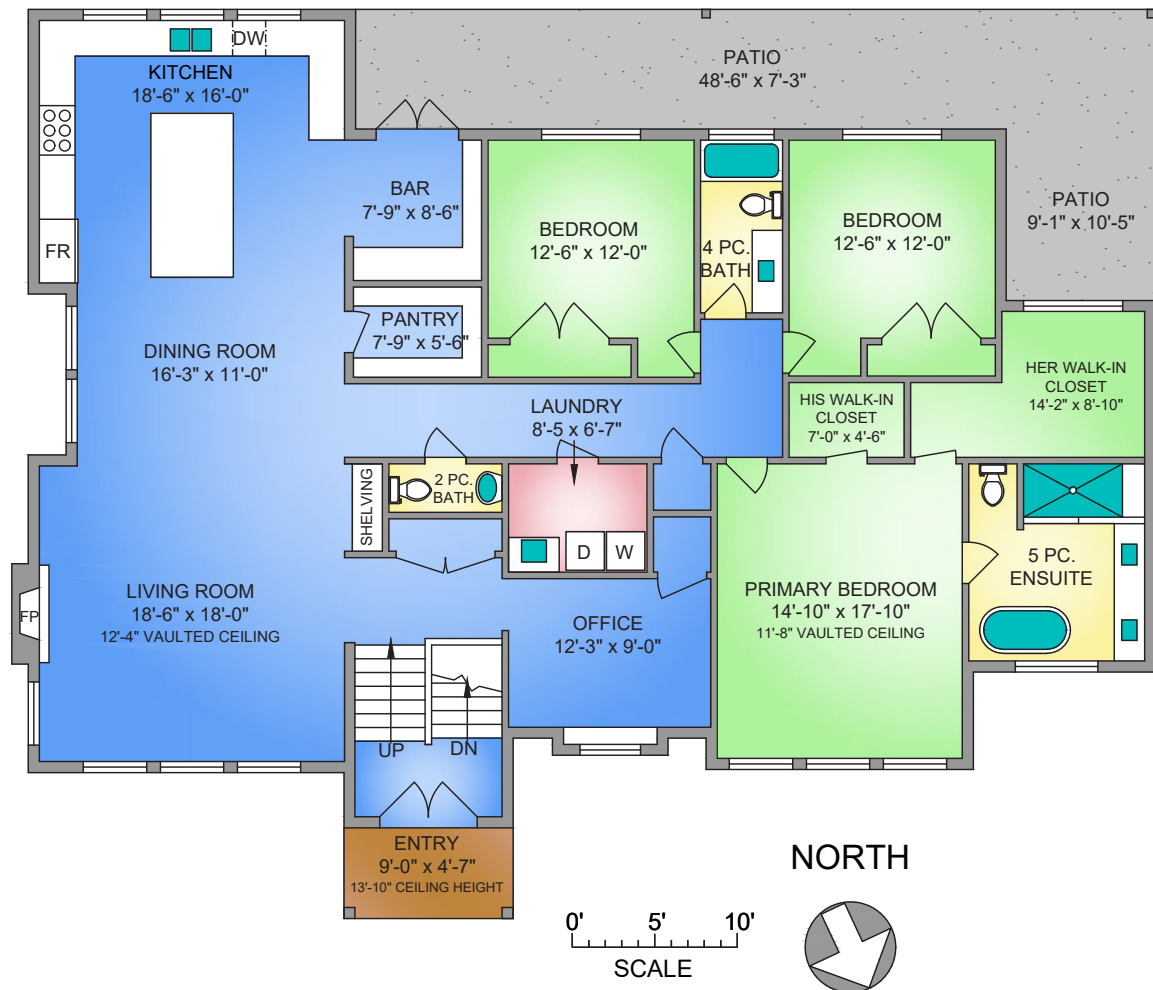
Property Floorplan

Main Floor 2,645 sq. ft.
Lower Floor 2,112sq. ft.

TOTAL AREA 4,757 sq. ft.

Garage 694 sq. ft.
Deck/Patio 450 sq. ft.

MAIN FLOOR 2645 SQ. FT. 10' CEILING HEIGHT



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



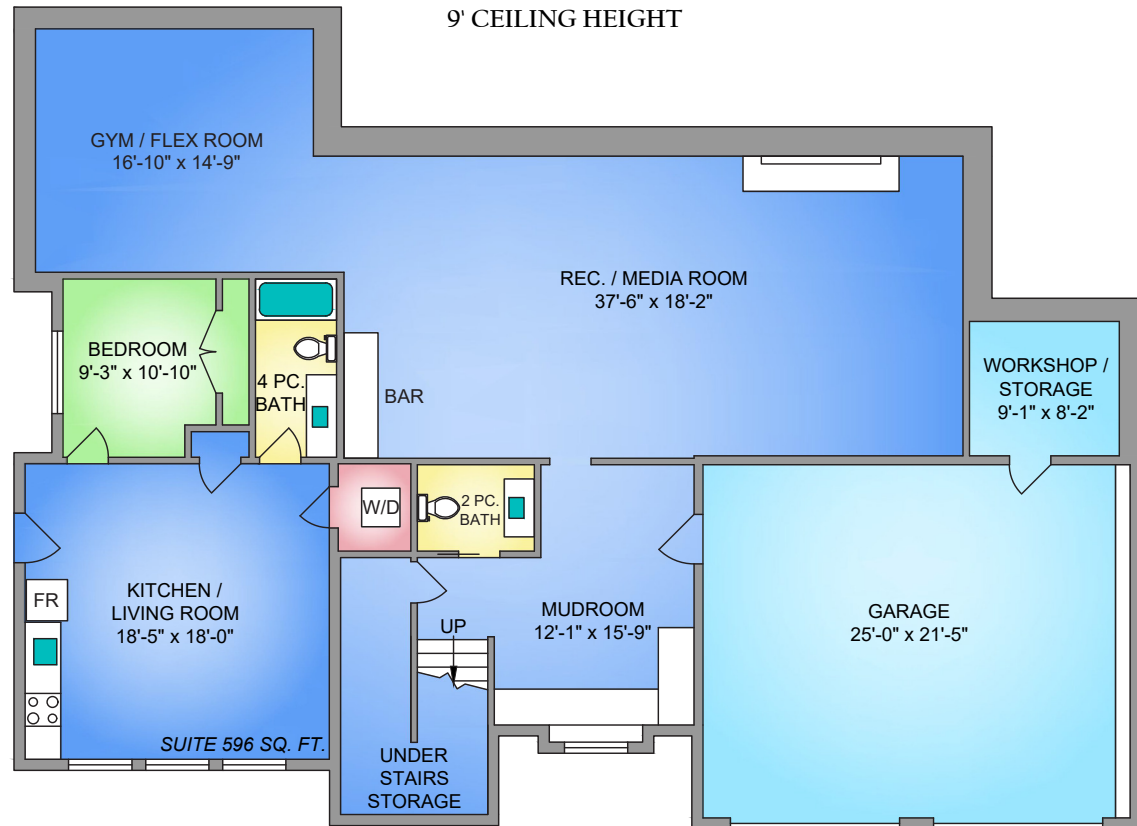
Property Floorplan

Main Floor 2,645 sq. ft.
Lower Floor 2,112sq. ft.

TOTAL AREA 4,757 sq. ft.

Garage 694 sq. ft.
Deck/Patio 450 sq. ft.

LOWER FLOOR 2112 SQ. FT. 9' CEILING HEIGHT



NORTH

0' 5' 10'
SCALE



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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

INTERIOR





Features & Finishes

INTERIOR LIVING SPACE

- Modern 'Cape-Cod' design
- Wide-plank burshed-oak engineered hardwood flooring
- 12'-4" ft. vaulted ceilings in main living area
- Napoleon propane fireplace
- Double-glazed reflective windows
- Discrete recessed pot lights in main living areas
- Primary bedroom walk-in closet his & hers
- Solid core doors
- 11'-8" ft. shiplap vaulted ceiling in primary bedroom
- Exposed wood beams in kitchen and dining room

SPA-INSPIRED BATHROOMS

- Frameless glass en-suite shower with tiled niche
- Rainshower head with separate handheld
- Separate oversized soaker tub
- In-floor radiant heating
- Quartz vanity countertops
- Shaker soft-close cabinetry
- Natural grey tile flooring
- Water-efficient toilet with soft-close seat

GOURMET KITCHEN

- Shaker-style cabinetry millwork with soft close doors
- Quartz countertops and oversized island
- Quartz backsplash
- Virtuo granite undermount sink
- Recessed under-cabinet task lighting
- Pantry storage area
- Gourmet stainless steel appliances including:
 - ☑ *Fisher & Paykel ® 30" Integrated Column Refrigerator*
 - ☑ *Fisher & Paykel ® 30" Integrated Column Freezer*
 - ☑ *Fisher & Paykel ® Integrated Double Dishwasher*
 - ☑ *Fisher & Paykel ® 36" Insert Range Hood*
 - ☑ *Wolf ® 24" Coffee System - Stainless Steel*
 - ☑ *Wolf ® 36" Dual Fuel Range - 4 Burners and Infrared Charbroiler*

ADDITIONAL CONVENIENCE

- Electric heat pump with air-conditioning
- Double car garage with EV rough-in
- Oversized cover patio with recessed pot lighting and tounge and groove soffits
- Outdoor gas connection for heater and BBQ
- Outdoor water connections and electrical outlets
- Gym/Flex room
- Bar/Media room with custom millwork
- Private south-facing landscaped yard

QUALITY CONSTRUCTION

- Homecare Program, Traveler's 2-5-10 new home warranty:
 - ☑ *2 years material and labour*
 - ☑ *5 year building envelope*
 - ☑ *10 year structural*

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



Appliance Specifications



Appliance Specifications

KITCHEN



Wolf: 36" Dual Fuel Convection Range - 4 Burners,
Infrared Charbroiler
[DF364C](#)

Fisher & Paykel: Insert Range Hood, 36"
[HP36ILTX1](#)



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Appliance Specifications

KITCHEN



Fisher Paykel: Integrated Column Refrigerator
[RS3084SRHK1](#)



Fisher Paykel: Integrated Column Freezer
[RS3084FLJK1](#)

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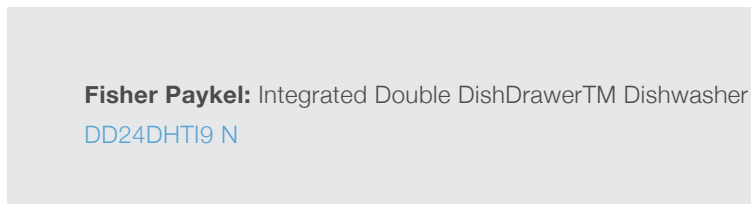


Appliance Specifications

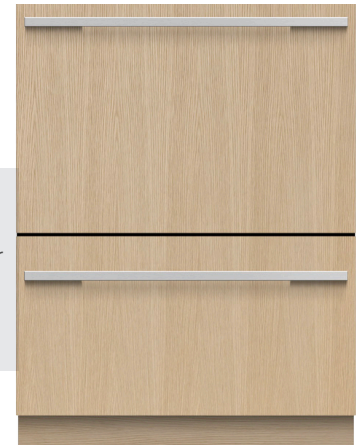
KITCHEN



Elica: 23.4 Inch 4.8 cu. ft Beverage Centre Refrigerator in
Stainless
[EBF52SS1](#)



Fisher Paykel: Integrated Double DishDrawer™ Dishwasher
[DD24DHTI9 N](#)



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



Appliance Specifications

KITCHEN



Wolf: 24" Coffee System - Stainless Steel
EC24/S



Sharp: 24" Microwave
SMD2477ASC

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Appliance Specifications

LAUNDRY



LG: 5.2 cu. ft. Capacity Front Load Washer
[WM4100HBA](#)



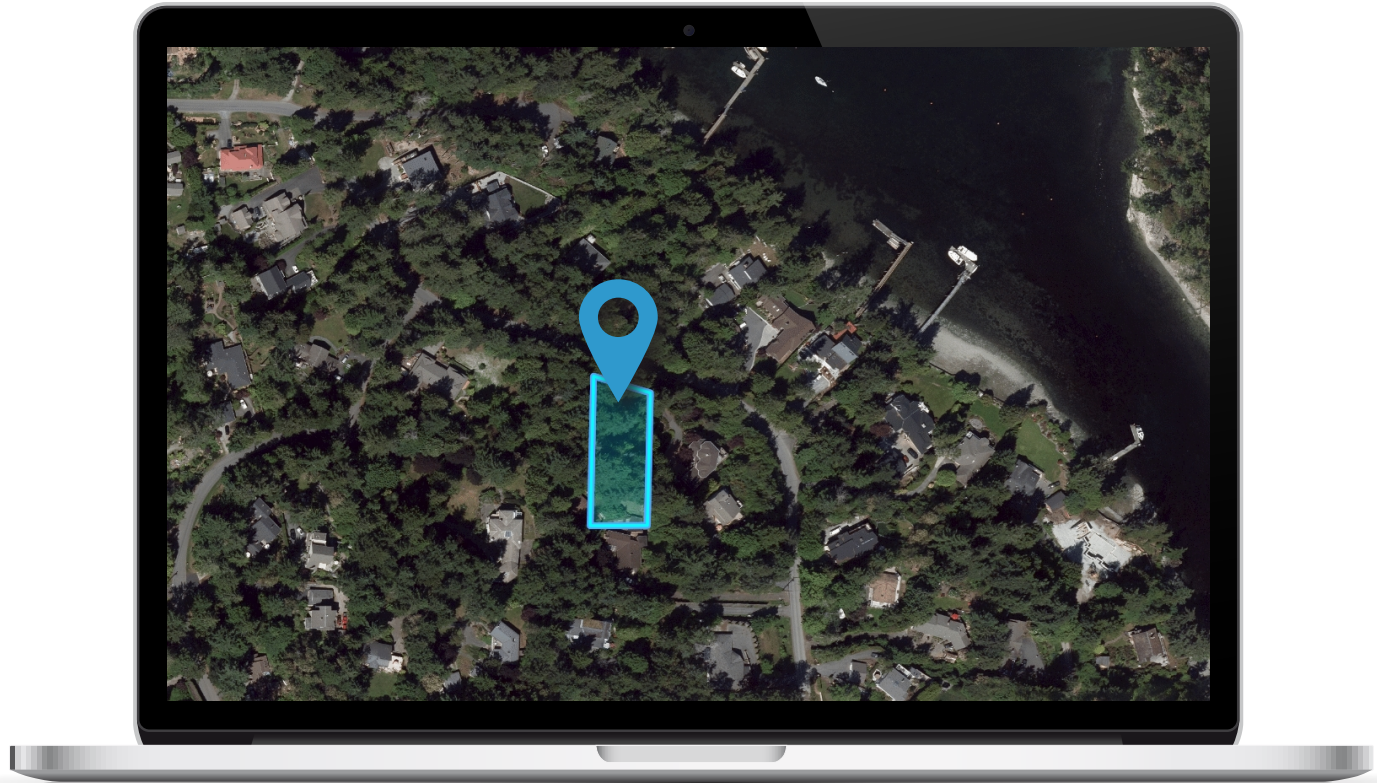
LG: 7.4 cu. ft. Front Load Dryer with TurboSteam™
and Built-In Intelligence
[DLEX4200B](#)

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Location

(GIS) MAPPING





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