

845 BIRCH ROAD

North Saanich





FOR SALE



845 Birch Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$1,999,000



LIVING AREA:

3,523 sq. ft.



BEDROOMS:

4 + Office



BATHROOMS:

4



Located in the heart of Deep Cove sits the perfect family home. With over 3500 sqft., this 4-Bed, 4-Bath home makes the most of its rural setting, set on a tree-lined, sun-drenched, half-acre parcel. Keeping its connection to the outdoors, the home features large, beautiful windows and patio doors throughout. The kitchen, with fresh white cabinetry, high-end appliances, and a walk-in pantry, sits open to the dining and living areas, all overlooking the back garden. 15-ft. vaulted ceilings mark the living room along with a stone-surround fireplace. The home offers 9-ft. ceilings throughout the main floor, as well as the primary suite, complete with an ensuite and walk-in closet, and a mudroom outfitted with custom cubbies. Upstairs offers 3 additional bedrooms – one with its own ensuite and two with a shared jack-and-jill bathroom – as well as over 600 sqft. of bonus space. Located a 10-minute stroll to the local school, park, and market, and a 10-minute drive to downtown Sidney.

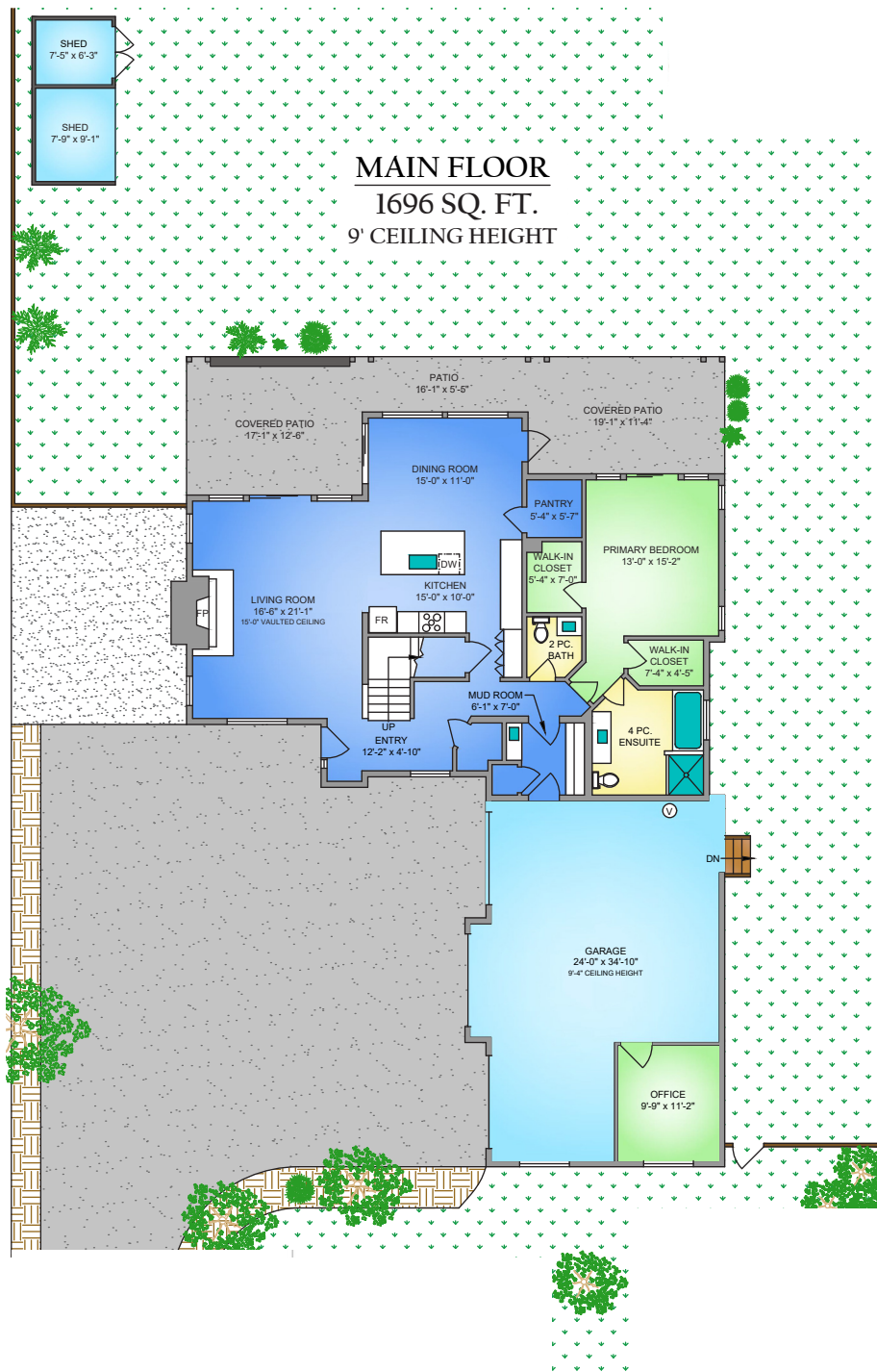


Property Floorplan

Main Floor 1,696 sq. ft.
Lower Floor 1,827 sq. ft.

TOTAL AREA 3,523 sq. ft.

Garage 716 sq. ft.
Patio 520 sq. ft.



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

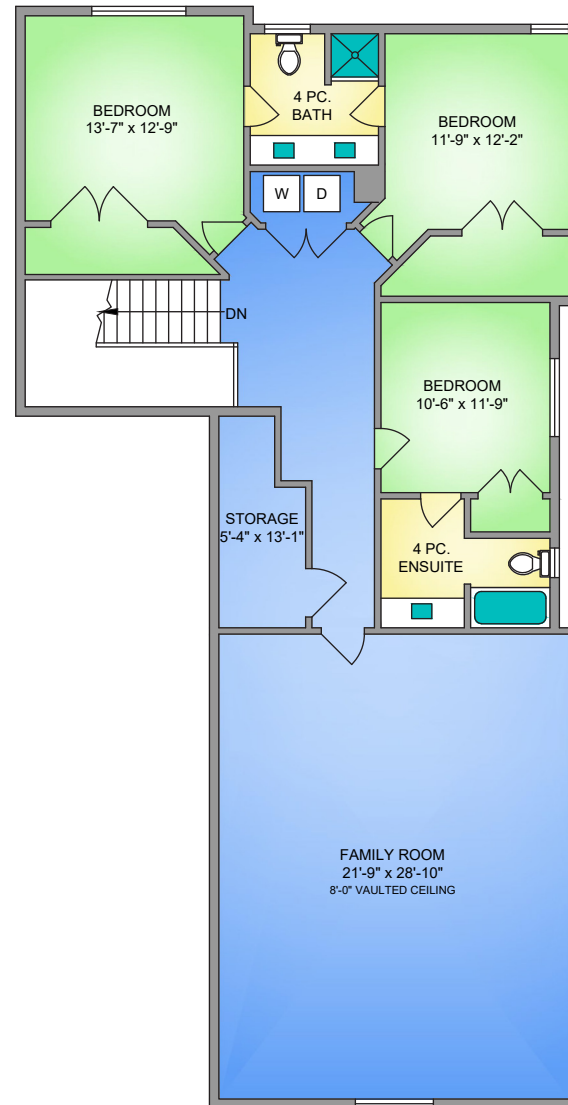


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UPPER FLOOR
1827 SQ. FT.
8' CEILING HEIGHT

NORTH



0' 5' 10'

SCALE

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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

PRIMARY BEDROOM
& ENSUITE





Property Photos

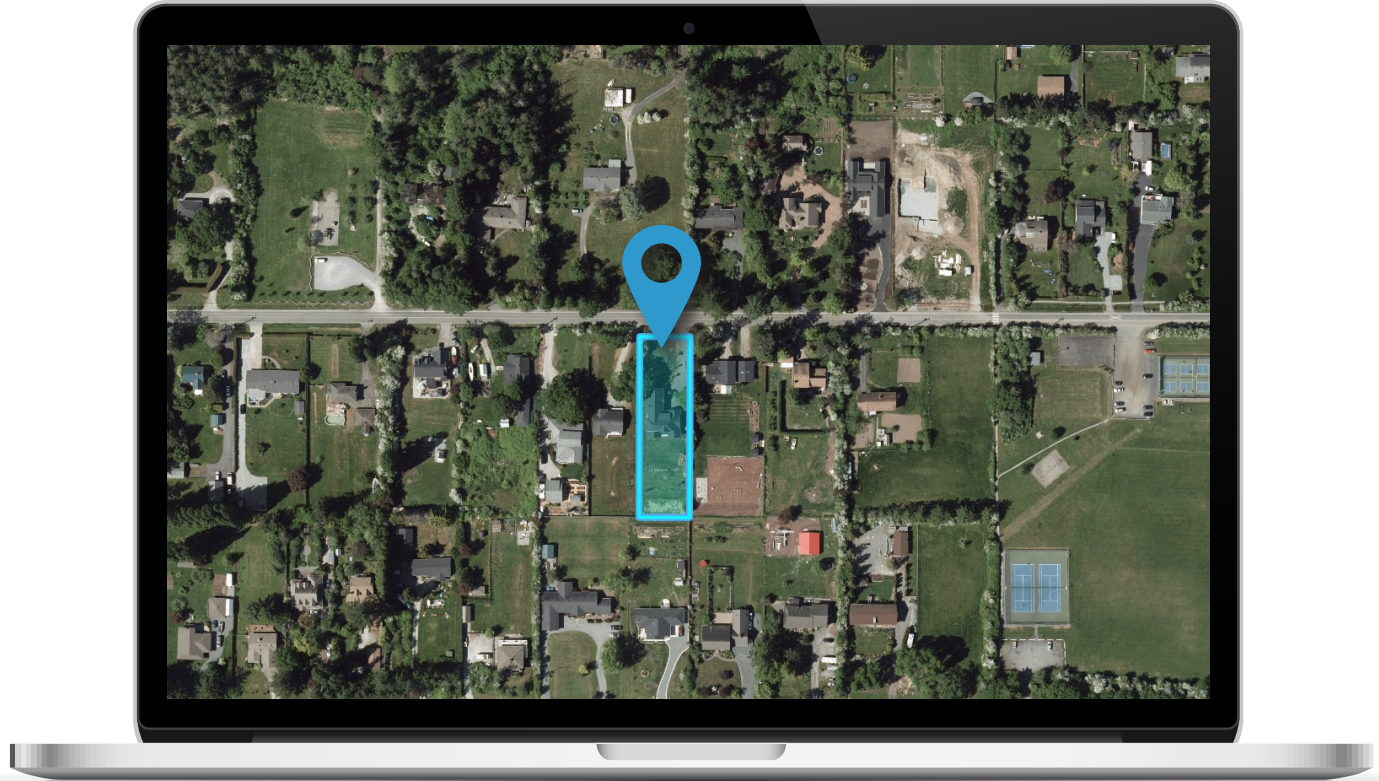
INTERIOR





Location

(GIS) MAPPING





 **CHACE
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PERSONAL REAL ESTATE CORPORATION

 **Macdonald
Realty**

845



CEL · 250 818 9338 | TEL · 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 · Bevan Avenue Sidney, BC · V8L 4M9





**CHACE
WHITSON**
PERSONAL REAL ESTATE CORPORATION



Chace Whitson | 250.818.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com