

11327 NITINAT

North Saanich





FOR SALE



11327 Nitinat Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE: \$1,750,000



LIVING AREA: 3,274 sq. ft.



BEDROOMS: 3 + den



BATHROOMS: 3



On a near-acre of pristine grounds and meticulously manicured gardens sits an impressive French Tudor property. Marked by classic features –French doors and windows, vaulted ceilings, and arched entryways– this 3-Bed/3-Bath, 3274-sqft home offers timeless architecture, inside and out. A grand foyer, along with the formal living and dining spaces sit at the front of the home, while the family living spaces are thoughtfully positioned at the back for a more private setting. The traditional layout flows seamlessly across the home’s 2400-sqft main floor, featuring a great room with a spacious kitchen and pantry, casual dining area, and family room, as well as a garden-view office, designated laundry room, and main-floor primary suite. Two additional bedrooms can be found on the second story. Located in family-friendly Lands End, the home is close to local beaches and parks, including Horth Hill Regional Park, as well as Deep Cove Market, and just a 2-minute drive to Deep Cove Elementary.

MAIN FLOOR
2414 SQ. FT.
8' CEILING HEIGHT



Property Floorplan

Main Floor 2,414 sq. ft.
 Upper Floor 860 sq. ft.

TOTAL AREA 3,274 sq. ft.

Garage 584 sq. ft.
 Deck/Patio 428 sq. ft.



NORTH



0' 5' 10'
 SCALE

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



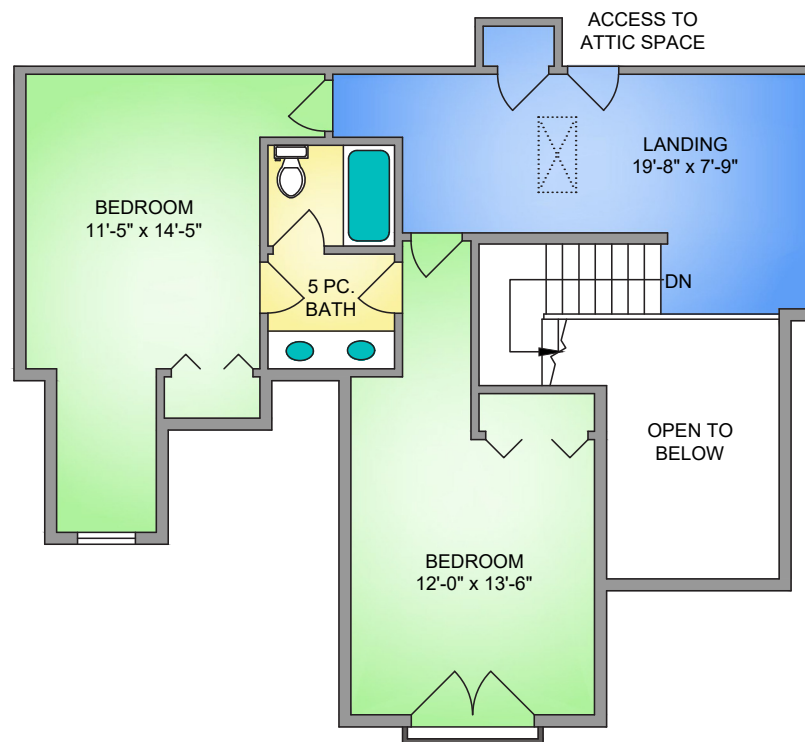
Property Floorplan

Main Floor 2,414 sq. ft.
Upper Floor 860 sq. ft.

TOTAL AREA 3,274 sq. ft.

Garage 584 sq. ft.
Deck/Patio 428 sq. ft.

UPPER FLOOR 860 SQ. FT. 8' CEILING HEIGHT



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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

INTERIOR





Property Photos

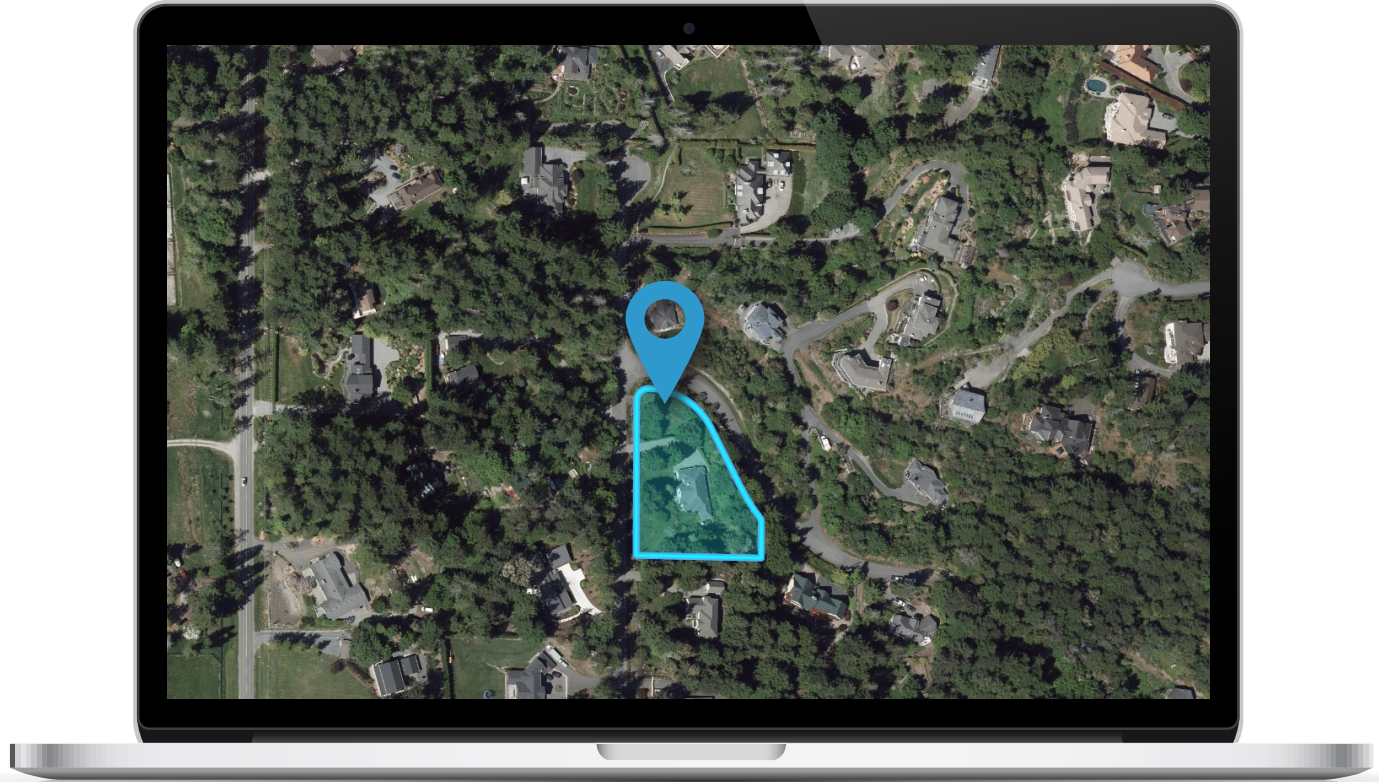
EXTERIOR





Location

(GIS) MAPPING





 **CHACE
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