



# 11327 NITINAT

North Saanich







# 11327 Nitinat Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$1,699,000



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.



# Property Floorplan

Main Floor	2,414 sq. ft.
Upper Floor	860 sq. ft.
<b>TOTAL AREA</b>	<b>3,274 sq. ft.</b>
Garage	584 sq. ft.
Deck/Patio	428 sq. ft.

## MAIN FLOOR 2414 SQ. FT. 8' CEILING HEIGHT



NORTH



0' 5' 10'  
SCALE

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





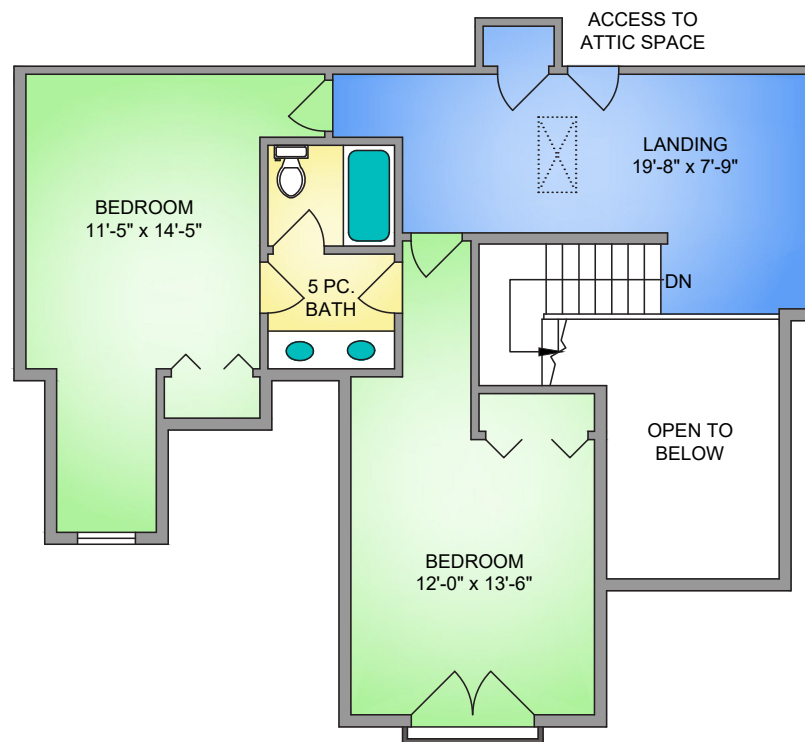
## Property Floorplan

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



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





## Property Photos

EXTERIOR







# Property Photos

INTERIOR







## Property Photos

KITCHEN







# Property Photos

INTERIOR







## Property Photos

EXTERIOR

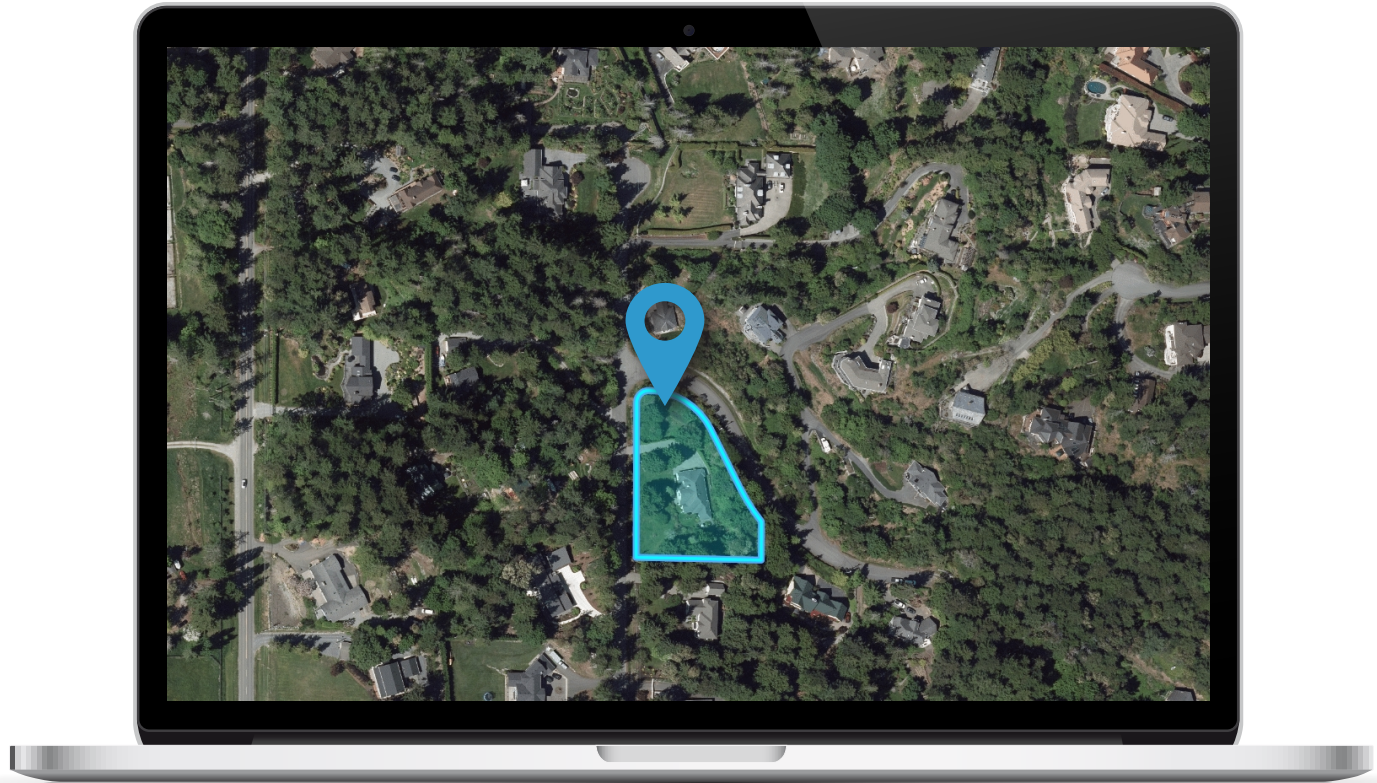






# Location

(GIS) MAPPING







 **CHACE  
WHITSON**  
PERSONAL REAL ESTATE CORPORATION

 **Macdonald  
Realty**





CEL • 250 818 9338 | TEL • 778 426 2262

[Chace@ChaceWhitson.com](mailto:Chace@ChaceWhitson.com) | [ChaceWhitson.com](http://ChaceWhitson.com)

2411 • Bevan Avenue Sidney, BC • V8L 4M9







Chace Whitson | 250.818.9338 | [Chace@ChaceWhitson.com](mailto:Chace@ChaceWhitson.com) | [ChaceWhitson.com](http://ChaceWhitson.com)