



8213 LOCHSIDE

Saanichton





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SUMMARY OVERVIEW



LISTING PRICE:	\$4,950,000
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LIVING AREA:	4,036 sq. ft.
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BEDROOMS:	4
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BATHROOMS:	5
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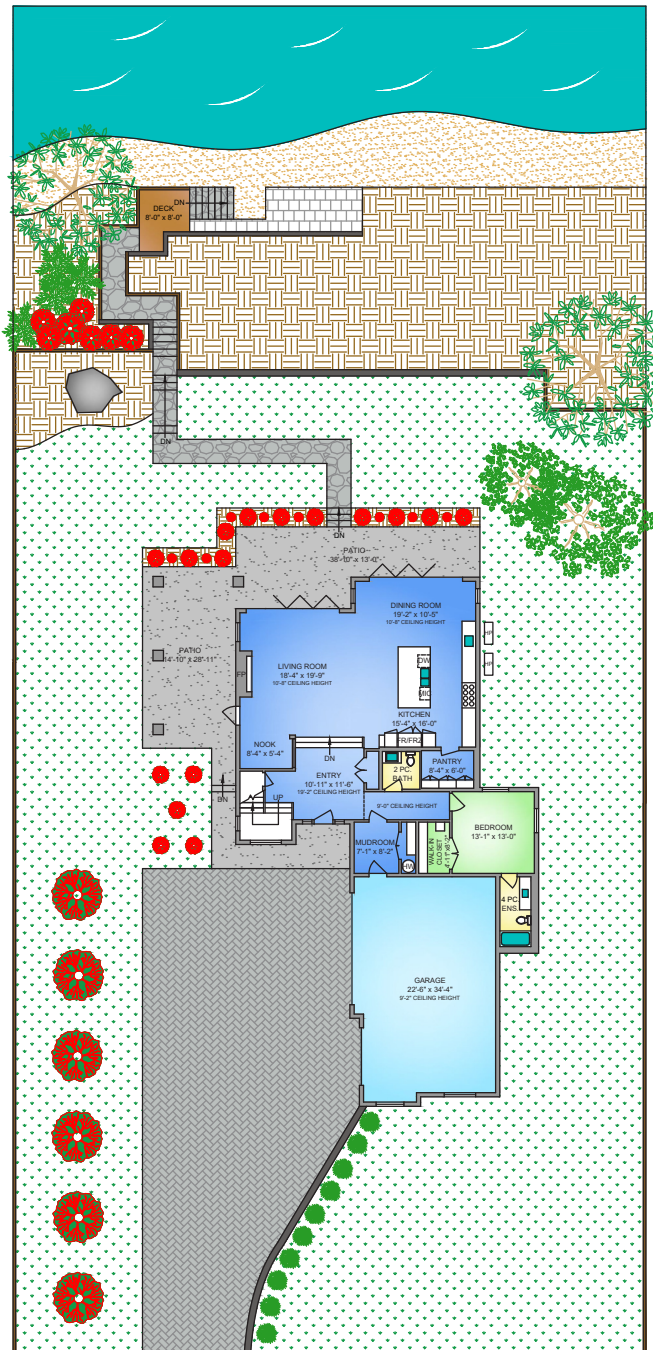


Built with uncompromising quality and impeccable attention to detail, this stunning waterfront home offers panoramic ocean views and sophisticated design. Completed in 2023, the 4036-sqft, 4-Bed, 5-Bath home is hitting the market with even more lux upgrades. With an open-concept layout, 11-ft coffered ceilings, and two sets of Nano doors, the home balances a classic and contemporary aesthetic, shaping a timeless yet fresh feel. The kitchen features classic cabinetry, statement stone, luxury Fisher & Paykel appliances, including a 48-inch induction range, and a butler's pantry. The primary suite enjoys the same soaring, 11-ft ceilings and ocean views, complete with a walk-in closet and luxurious ensuite. Other highlights include a media room with a wet bar, a covered patio and alfresco dining area, and a glass fence along the water's edge. The home sits on a half-acre with stately gates to welcome you, along with 100 feet of low-bank waterfront and beach access from your own back door.



Property Floorplan

Main Floor	1,839 sq. ft.
Upper Floor	2,197 sq. ft.
TOTAL AREA	4,036 sq. ft.
Garage	830 sq. ft.
Patio	991 sq. ft.



MAIN FLOOR
1839 SQ. FT.
9' TO 10'-8" CEILING HEIGHT

NORTH



0' 10' 20'
SCALE

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

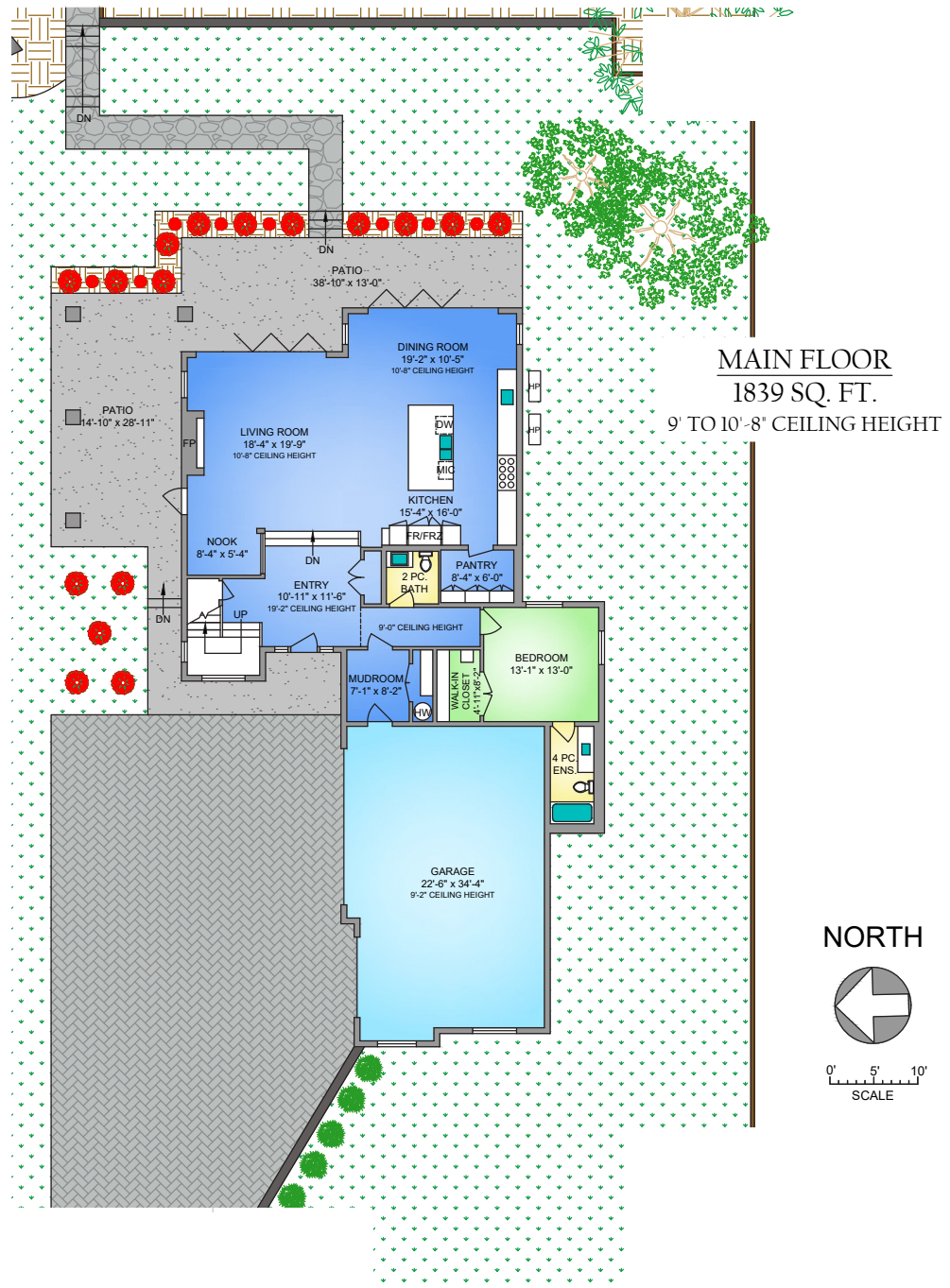


Property Floorplan

Main Floor 1,839 sq. ft.
Upper Floor 2,197 sq. ft.

TOTAL AREA 4,036 sq. ft.

Garage 830 sq. ft.
Patio 991 sq. ft.



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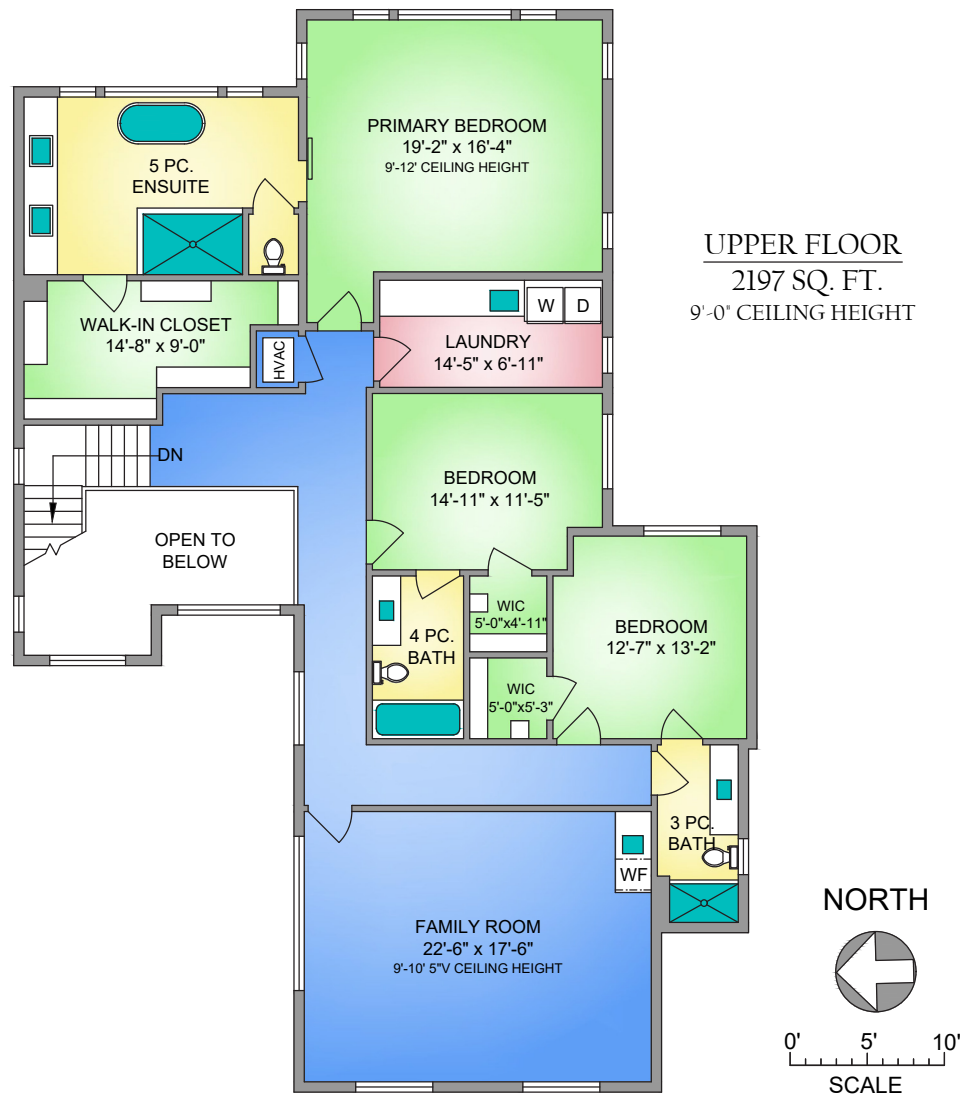


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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

PRIMARY BEDROOM
& ENSUITE





Features & Finishes

INTERIOR LIVING SPACE

- Brushed Oak Engineered Hardwood Flooring
- Oversized tile entry
- 11ft ceilings coffered on the main level
- 8ft front door
- Solid core interior doors
- Gas Fireplace
- Pot lights throughout
- Wine room
- Built-in closet organizers
- Vaulted ceiling in Primary bedroom

EXTERIOR DESIGN

- Vertical Hardi Wood vainer paneling
- Tan Stucco finishing
- Two Accordion style patio doors
- Vinyl double glazed windows
- Covered patio area
- Torch on roofing
- Glass railing with top rail
- Concrete patio

GOURMET KITCHEN

- Granite countertops
- Gas range
- Double stainless steel sink
- Shaker cabinets
- Soft closing drawers
- Title backsplash
- Undermount cabinet lighting
- Pantry
- Built-in hood range
- Gourmet Fisher & Paykel® appliances including:
 - ☑ *Integrated Column Refrigerator, 30"*
 - ☑ *Integrated Column Freezer, 18"*
 - ☑ *Gas Range, 48", 6 Burners with Griddle*
 - ☑ *Double DishDrawer™ Dishwasher, Tall, Sanitize*

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



Features & Finishes

BATHROOMS

- Marble countertops
- Oversized tile
- Heated flooring
- Backlit mirrors
- Rain head shower
- Tile shower floor in en-suite
- Free standing tub
- Topless glass shower

PROFESSIONAL LANDSCAPING

- Cedar fencing
- Sod grass
- Interlocking brick driveway
- Privacy gate
- Irrigation system

ADDITIONAL FEATURES

- Electric heat pump
- Backup furnace
- Central vacuum rough-in
- Electric car-charging station
- Outdoor gas connection
- Outdoor water connections
- Screens on all opening windows

STAKEHOLDERS

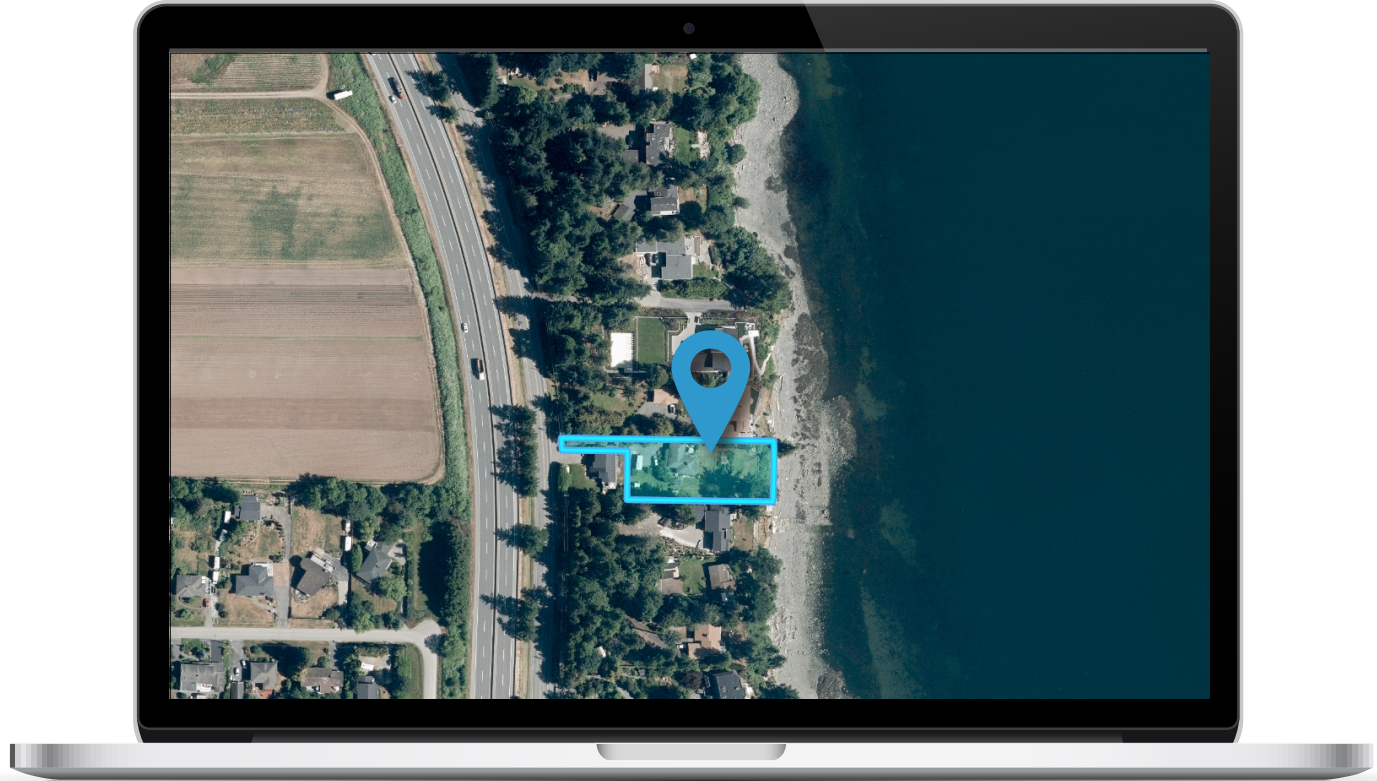
- Construction by Garrett Wakefield Construction Ltd.
- Designed by Hoyt Design Co.
- National New Home Warranty:
 - ✓ *2 years material and labour*
 - ✓ *5 year building envelope*
 - ✓ *10 year structural*

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Location

(GIS) MAPPING





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