



10639 BLUE HERON

North Saanich





FOR SALE



10639 Blue Heron Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$2,399,000



LIVING AREA:

2,665 sq. ft.



BEDROOMS:

3



BATHROOMS:

3



Experience true coastal living and endless ocean views in this 3-Bed, 3-Bath, 2665-sqft. home. Set along the still waters of Blue Heron Basin, this low-bank waterfront home welcomes sweeping ocean, mountain, and island vistas from nearly every vantage point. A thoughtful split-level design, open floorplan, and panoramic picture windows seamlessly bring the outside in, offering a light and relaxed feel synonymous with coastal living. Enjoy uninterrupted views with second-floor living and a top-floor primary suite. Beautifully updated, the home features timeless design choices – a calming color palette, hand-scraped hardwood floors, custom cabinetry, and quartz countertops – as well as over 400 sqft. of patio space. From stunning sunrises to sunsets, the home makes the most of its east and west-facing exposure with both a front and back sundeck. Mature landscaping, sprawling lawns, and your own beach access offer a private retreat-like setting, just minutes from downtown Sidney.

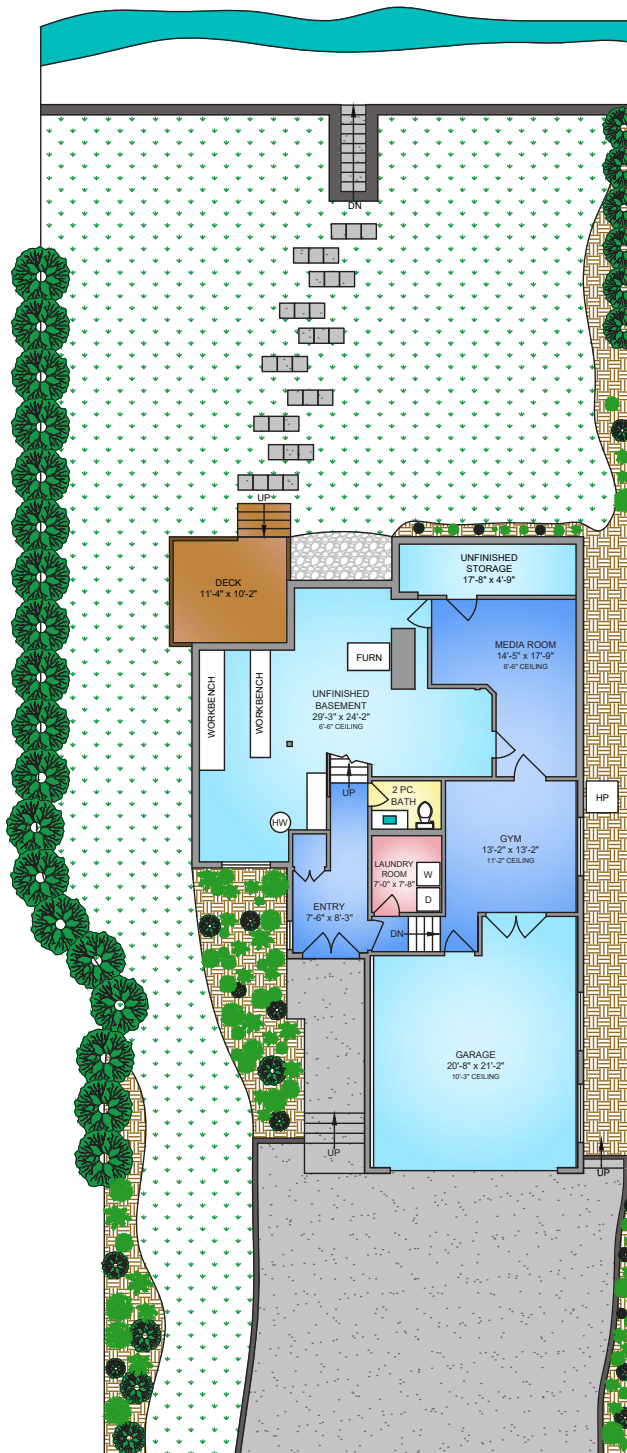


Property Floorplan

First	675 sq. ft.
Second	926 sq. ft.
Third	516 sq. ft.
Fourth	548 sq. ft.

TOTAL AREA 2,665 sq. ft.

Garage	520 sq. ft.
Deck	429 sq. ft.
Unfinished	687 sq. ft.



FIRST FLOOR
675 SQ. FT.
8'-0" CEILING HEIGHT

NORTH



0' 5' 10'
SCALE

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



Property Floorplan

First	675 sq. ft.
Second	926 sq. ft.
Third	516 sq. ft.
Fourth	548 sq. ft.

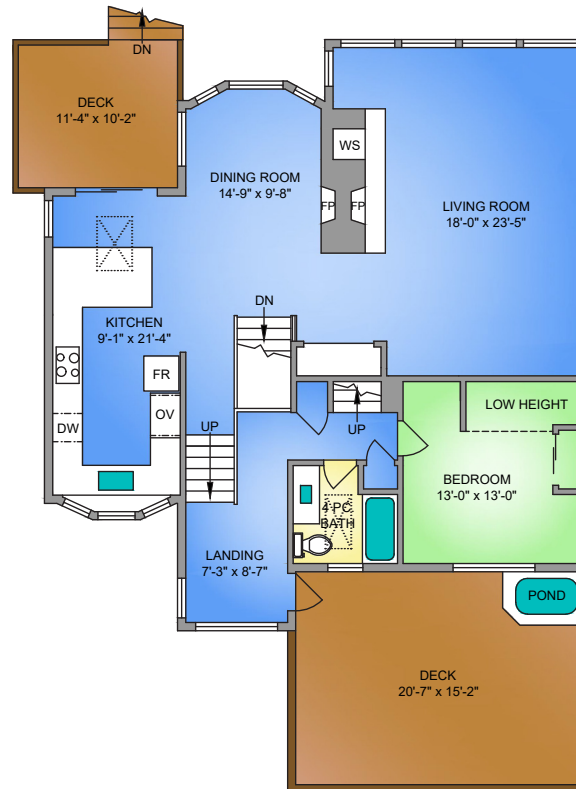
TOTAL AREA	2,665 sq. ft.
-------------------	----------------------

Garage	520 sq. ft.
Deck	429 sq. ft.
Unfinished	687 sq. ft.

SECOND FLOOR

926 SQ. FT.

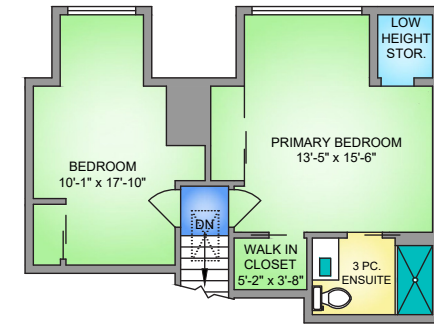
8'-0" CEILING HEIGHT



FOURTH FLOOR

548 SQ. FT.

7'-5" CEILING HEIGHT



THIRD FLOOR

516 SQ. FT.

8'-0" CEILING HEIGHT

NORTH



0' 5' 10'
SCALE

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



Property Photos

EXTERIOR





Property Photos

KITCHEN





Property Photos

INTERIOR





Property Photos

EXTERIOR





Location

(GIS) MAPPING







CEL • 250 818 9338 | TEL • 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 • Bevan Avenue Sidney, BC • V8L 4M9





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