

# 1274 CLAYTON

North Saanich







FOR SALE



# 1274 Clayton Road

North Saanich

## SUMMARY OVERVIEW



LISTING PRICE: \$1,899,000



LIVING AREA: 3,021 sq. ft.



BEDROOMS: 4



BATHROOMS: 4





Set among the quiet, family-friendly neighbourhood of Deep Cove, sits a picturesque property. Offering an acre of land and over 3000 sqft. of living space, the home provides generous living, indoors and out. A 4-Bed, 3-Bath main house offers a welcoming feel with its open floorplan, thoughtfully placed windows, and natural light. A fresh, white kitchen connects to a wrap-around deck, enjoying both south and west-facing exposure. Step out to nearly 1500 sqft of patio space, an inground pool, hot tub, and dedicated outdoor play space, coupled with sprawling lawns, beautiful gardens, and mature landscaping. Making the most of its stunning surroundings, the home enjoys garden and tree views throughout its near 2500-sqft. layout, and also offers an additional 530-sqft. studio guesthouse, with its own private entrance and patio space. Located in the heart of Deep Cove, on a no-through road, the home promises a peaceful setting just minutes from the local schools, parks, trails, and beaches.





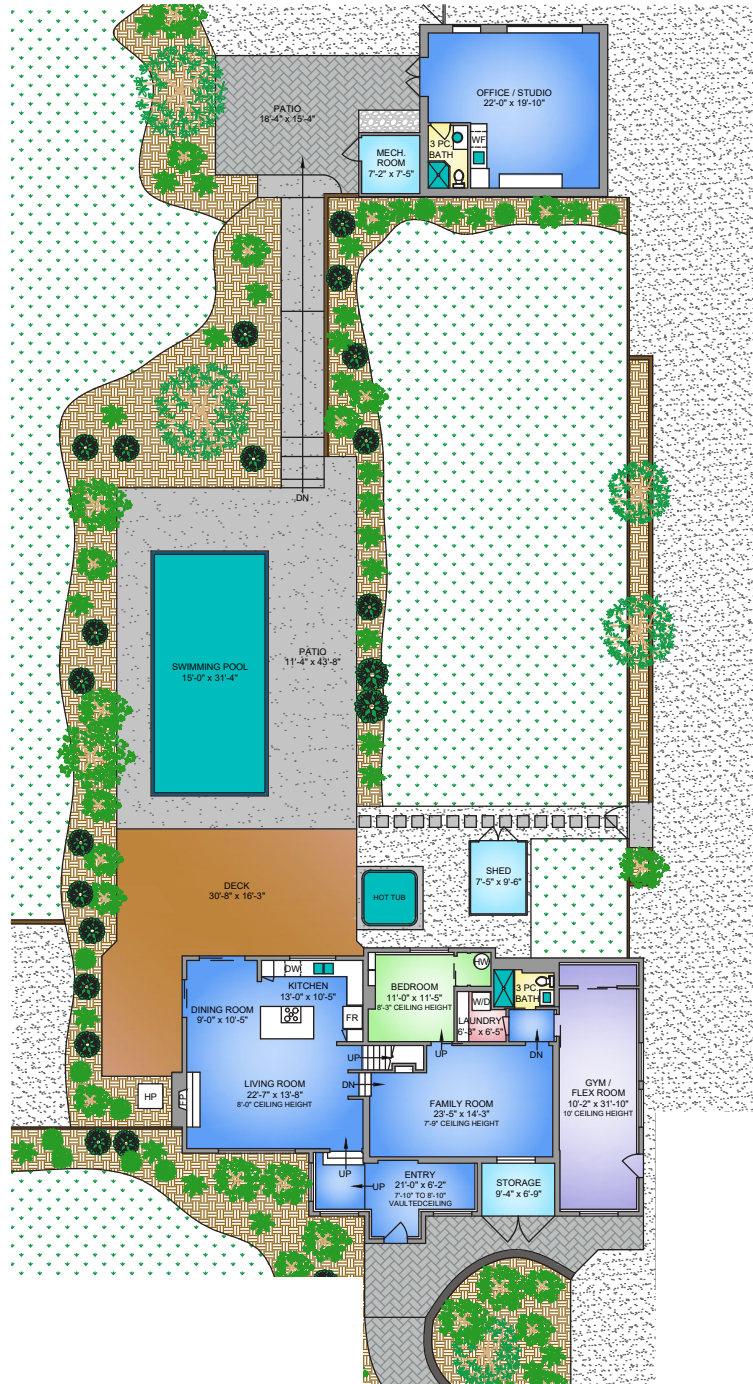
# Property Floorplan

Main Floor 1,812 sq. ft.  
 Upper Floor 679 sq. ft.  
 Studio 530 sq. ft.

**TOTAL LIVING 3,021 sq. ft.**

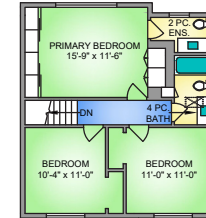
Deck/Patio 1,434 sq. ft.

Lot Size 1.01 Acres



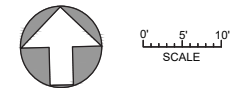
**STUDIO**  
 530 SQ. FT.  
 8'-0" CEILING HEIGHT

**UPPER FLOOR**  
 679 SQ. FT.  
 8'-0" CEILING HEIGHT



**MAIN FLOOR**  
 1812 SQ. FT.  
 8'-0" CEILING HEIGHT

**NORTH**



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





# Property Photos

INTERIOR







# Property Photos

## KITCHEN







# Property Photos

INTERIOR







# Property Photos

EXTERIOR

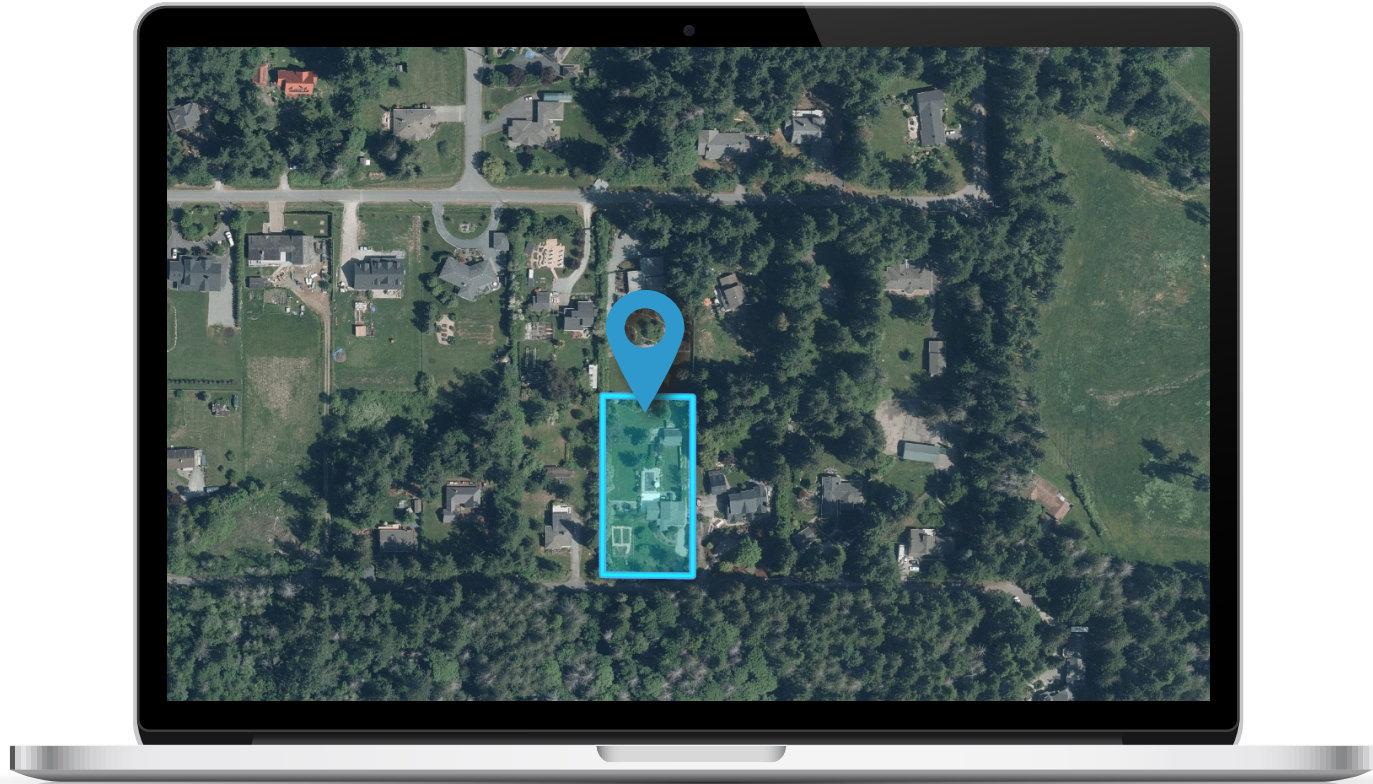






# Location

(GIS) MAPPING











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