

# 745 TOWNER PARK ROAD

North Saanich





FOR SALE



# 745 Towner Park Road

North Saanich

## SUMMARY OVERVIEW



LISTING PRICE: \$4,395,000



LIVING AREA: 4,117 sq. ft.



BEDROOMS: 4



BATHROOMS: 4

\*PROPERTY DETAILS SUBJECT TO CHANGE



Stunning low-bank WATERFRONT estate with exceptional ocean views! Situated on a gated and fully fenced 2.14-acre lot with private beach access to the warm sheltered waters of Patricia Bay, this 4,117 sq.ft home is surrounded by beautiful landscaping and picturesque shoreline, offering an ideal setting for quintessential west coast living. The residence combines timeless elegance with modern accents, featuring a functional floor plan and expansive windows that flood the home with natural light. The main level offers breathtaking ocean vistas from the open kitchen/eating area, spacious living/dining area, and expansive ocean-facing patio. Upstairs, the primary bedroom retreat includes a spa-like ensuite and private balcony, alongside three additional bedrooms. The lower floor features a partially finished basement, ideal for future expansion. Ample parking is available with a 2-car garage, 3-car carport, and standalone garage/workshop. An established orchard of 64 fruit trees offers potential for farm status. Additionally, the North end of the property presents excellent potential for a future guest cottage. Enjoy spectacular sunsets and observe marine life from this private oasis



# Property Floorplan

Lower Floor 321 sq. ft.  
Main Floor 1,838 sq. ft.  
Upper Floor 1,958 sq. ft.

**TOTAL AREA 4,117 sq. ft.**

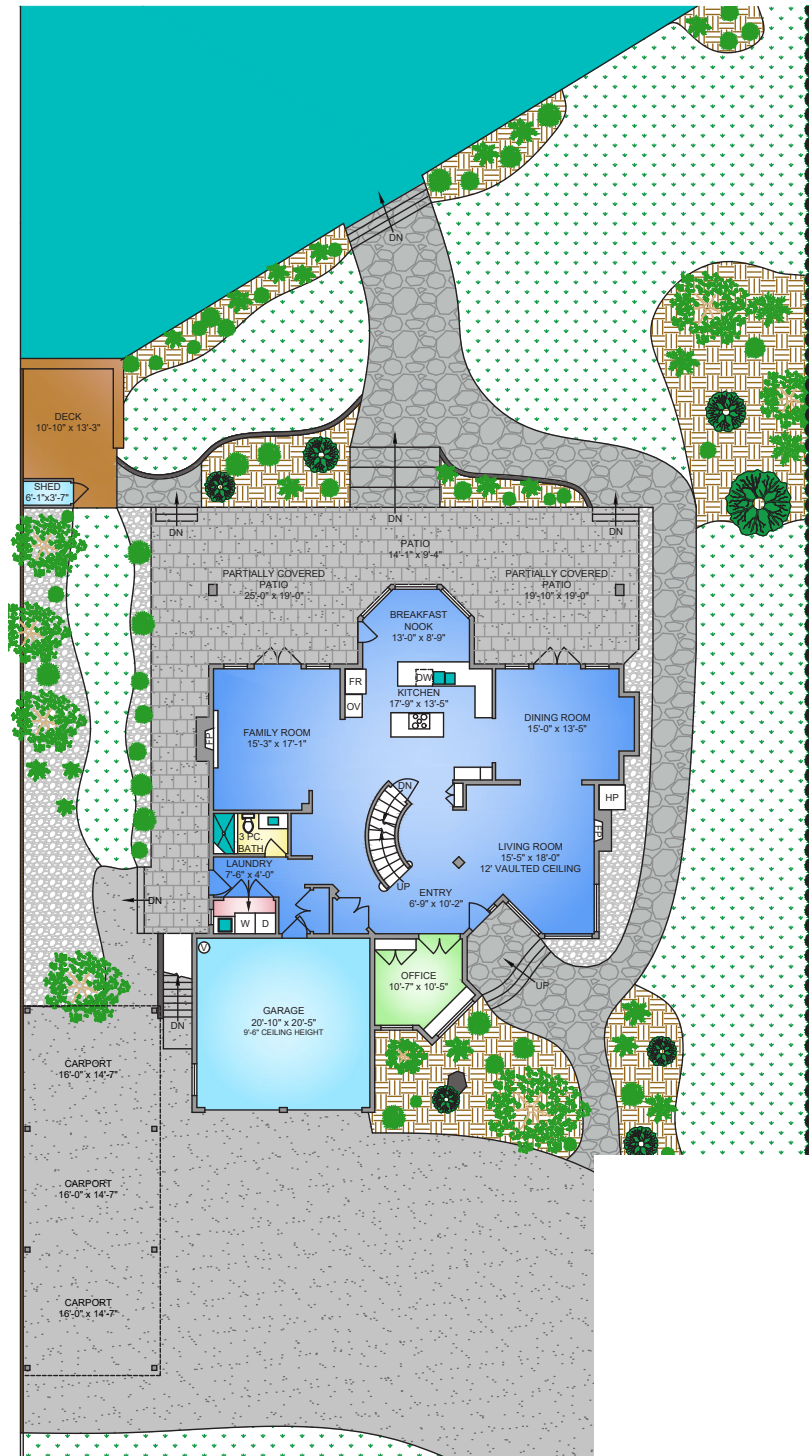
Lot Size 2.14 acres

Unfinished 1,515 sq. ft.

Garage 778 sq. ft.

Carport 693 sq. ft.

Deck/Patio 1,448 sq. ft.



**MAIN FLOOR**  
**1838 SQ. FT.**  
**9'-0" CEILING HEIGHT**

**NORTH**



0' 5' 10'  
SCALE

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



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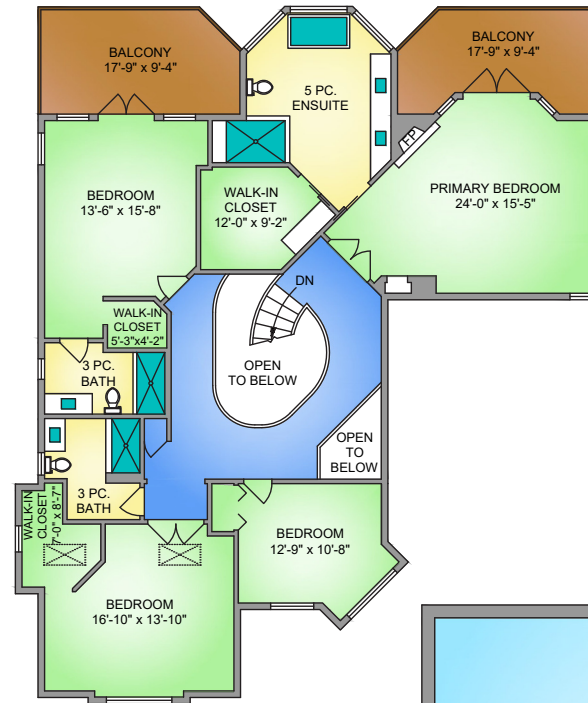
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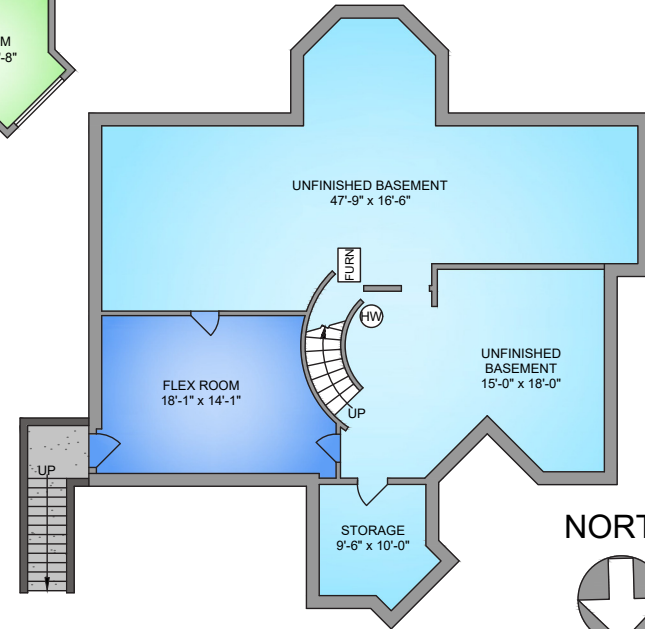
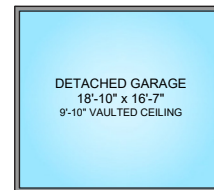
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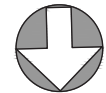
**UPPER FLOOR**  
**1958 SQ. FT.**  
 8' CEILING HEIGHT

**LOWER FLOOR**  
**321 SQ. FT.**  
 8' CEILING HEIGHT

**DETACHED GARAGE**  
**313 SQ. FT.**  
 9'-10" VAULTED CEILING



**NORTH**



0' 5' 10'  
 SCALE

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## Property Photos

EXTERIOR





# Property Photos

EXTERIOR





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# Property Photos

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# Property Photos

EXTERIOR





# Features & Finishes

## 745 TOWNER PARK ROAD

- Extremely rare 2.14-acre South-facing, low bank, walk-on waterfront property, located Patricia Bay, North Saanich.
- Conveniently located within a 5-minute drive to Victoria International Airport, 10-minute drive the picturesque town of Sidney, and Swartz Bay Ferry Terminal and 30-minute drive to the Victoria Harbourfront.

## MAGNIFICENT PATRICIA BAY

- The property oceanfront faces due south, so it soaks up all the heat and light of the sun from dawn until dusk making it one of the warmest, sunniest spots on the Saanich Peninsula.
- Unlike so many oceanfront properties on Vancouver Island, this property has a beach that is easily accessible and usable. A few steps takes you down to the beach. At low tide the beach is wide, and you can walk along the tide pools and admire the sea life.
- Patricia Bay is among the shallowest water on the Finlayson Arm, allowing for summer heat to warm the underlying rocks and sand, making for comfortable swimming conditions. A rarity on Vancouver Island!
- The protected inlet makes boating/kayaking/paddle boarding easy. Head out 100 ft and drop a crab trap for dinner.
- Convenient, private mooring buoy for up to 40' boat is right in front of property installed by Deep Water Divers. No need to maintain a dock or pay marina fees.

## THE RESIDENCE

- Beautifully appointed and fully renovated residence, totalling 4,117 sq.ft home, and featuring 4 bedrooms + Office & bathrooms.
- Home designed and constructed by local engineer familiar with soil and water conditions specific to the Towner Park area. Entire property has been graded to ensure drainage away from home. Full height basement is completely dry even during the worst rainfalls (uncommon for the area).
- Main house has an attached 2 car garage and 3 space timber-frame carport which could easily be enclosed to create a large garage or workshop.

## IMPROVEMENTS

*Completed Prior to 2018 (by previous owner)*

### INTERIOR:

- New interior lighting throughout
- New flooring and carpeting throughout
- New appliances throughout
- New hot water tank
- New kitchen counter tops installed
- New bathrooms throughout, heated floors added
- New propane fireplaces (3)
- Creation of 4th bedroom on upper floor.

### EXTERIOR:

- New walkways and stone retaining walls along shoreline, including ocean-front stone deck & stairs
- Replacement of tiled deck, and masonry.
- Installation of full Irrigation system surrounding home



## Features & Finishes

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### *Improvements completed 2019 – 2022*

- Complete repainting of interior.

### *Grounds have been manicured and re-landscaped to include:*

- Creation of private asphalt driveway way, including circular turnaround and driveway lighting on timer.
- Re-grading of land, with commercial grade drainage.
- Complete Septic System replacement and expansion (more than double municipal requirements).
- Installation of entrance Gate/Masonry Walls, complete with hardwired electric gate motors, data conduit, with secure coded entry and security cameras/doorbell.
- Installation of 150 cedar and spruce trees planted along borders between neighbors for enhanced privacy
- Installation of 54 apple/pears trees and 100 French lavender plants with full irrigation in support of Farm Tax Status (application in process).
- The beautiful gardens that surround the property have been manicured and refined to provide year-round privacy and colour while attracting hummingbirds and bees. Springtime tulips, magnolias, daffodils, and rhododendrons give way to summer lavender, hydrangeas and rudbeckia. In the fall the Japanese maples turn a brilliant red.
- Installation of deer resistant fencing.
- Installation of cedar privacy fence on the East side of the property.

- Property has been fully irrigated with deep well & cistern, allowing for watering in periods of summer drought.
- Rear deck replacement, and reinforcement.

### **PARKING, STORAGE & EXPANSION:**

- Timber frame 3 car carport (could easily be enclosed to be additional 3 car garage/workshop)
- Separate extra-large single garage/workshop with new roof and foundation
- The District of North Saanich zoning bylaws allow for the building of an additional carriage house/cottage. The flat ground for building can easily accommodate an additional cottage/carriage house
- A suitable area for future build has already created, and includes a 50 amp power supply, municipal water service and septic system, installed and ready for future build. Hydro poles on the property are owned and maintained by BC Hydro (very uncommon for the area, significant savings if damaged during windstorm)

### **ADDITIONAL ENHANCEMENTS:**

- Enhanced Wifi service throughout the property, extended from Towner Park Rd through to the mooring buoy.
- Underground wiring pre-installed for future structured (carriage home).
- Family Room / Games Room / 5th bedroom created in basement.
- Installation of new heat-pump compressor.
- Private mooring ball installed by Cold Water Divers, spec'd for 40 ft boat.

# A Note From The Owner - Our Favourite Spot

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The oceanfront landing in front of the house on beautiful Pat Bay is our favourite thing about the property.

Our oceanfront patio faces due south so it soaks up all the heat and light of the sun from dawn until dusk making it one of the warmest and sunniest spots on the Saanich Peninsula.

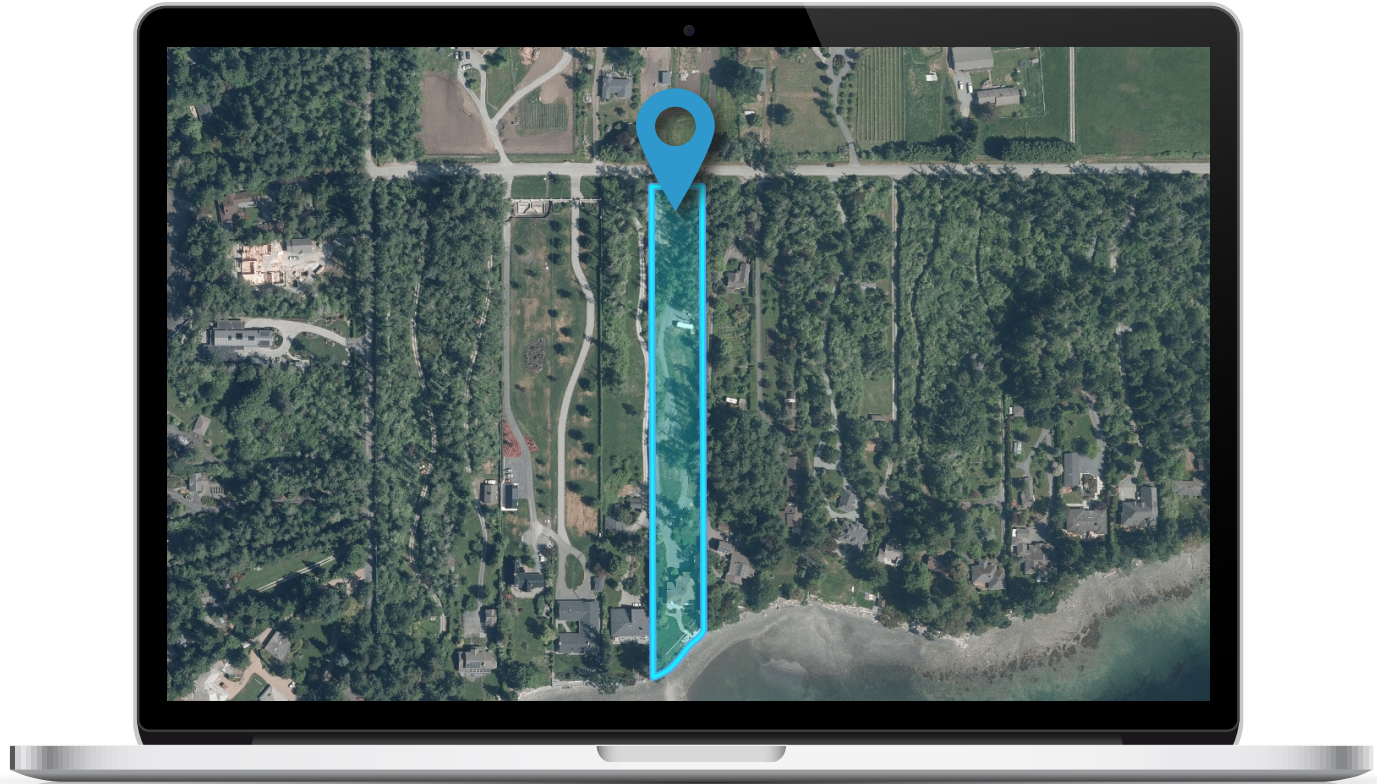
Surrounded by the wonderful smells of wild roses and lavender growing nearby, you can sit and watch the free nature show unfold. The sights of Hummingbirds, bald eagles, blue herons, porpoises, seals, otters and even the occasional orcas are magical!

Take a few easy steps down to the beach and you can walk past the tidal pools or go for a peaceful kayak or paddleboard on the sheltered bay. In the summer, as the black ocean rocks soak up the sun's rays the water becomes warm enough for a pleasant swim.



# Location

(GIS) MAPPING









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