



9344 EAST SAANICH

North Saanich





9344 East Saanich Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:	\$1,750,000
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LIVING AREA:	2,790 sq. ft.
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BEDROOMS:	6 + Den
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BATHROOMS:	5
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Stunning 6 bed/5 bath + den transitional style home with quality finishes throughout. This well-designed home features a timeless aesthetic w/ modern accents that make you feel at home from the moment you enter. Highlights include a functional floor plan w/ an open concept living area, a gorgeous kitchen w/ shaker cabinetry, quartz counters w/ large island, & beautiful appliances, 4 beds on the upper including a spacious primary w/ walk-in closet & lux ensuite, & 2 beds on the lower including a self-contained 1 bed suite! Step outside to an easy-care yard w/ elegant landscaping & private patio that's perfect for entertaining. Other highlights include a gas fireplace, heat pump w/ A/C, & 2-car garage. Situated on a flat & sunny lot within walking distance to the Roost Farm Bakery, easy access to the airport bike & walk trail, & a short drive to Sidney. This is an excellent opportunity to enjoy the comforts of a newly constructed home in a highly sought-after community.

Property Floorplan

Garage	431 sq. ft.
Patio	961 sq. ft.

MAIN FLOOR
1610 SQ. FT.
9'-0" CEILING HEIGHT



4



Property Floorplan

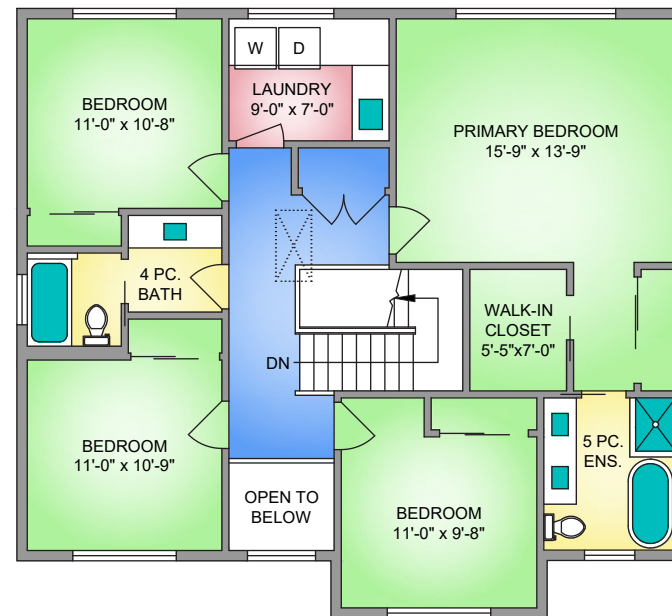
Main Floor 1,610 sq. ft.
Upper Floor 1,180 sq. ft.

TOTAL LIVING 2,790 sq. ft.

Garage 431 sq. ft.
Patio 961 sq. ft.

Land Size .248 Acres

UPPER FLOOR 1180 SQ. FT. 9'-0" CEILING HEIGHT



NORTH

0' 3' 6'
SCALE



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



Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

PRIMARY BEDROOM
& ENSUITE





Property Photos

EXTERIOR





Property Photos

SUITE





Location

(GIS) MAPPING







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