



5009 CORDOVA BAY

Saanich





5009 Cordova Bay Road

SUMMARY OVERVIEW



LISTING PRICE:

\$3,495,000



LIVING AREA:

3,527 sq. ft.



BEDROOMS:

5



BATHROOMS:

6



Experience oceanfront living on Cordova Bay's sandy shores in this 3,527 sq.ft. West Coast contemporary. Four levels of light-filled living offer panoramic views of the Salish Sea & Gulf Islands. Radiant in-floor heating enhances year-round comfort, while the main floor features vaulted ceilings, a gourmet kitchen, and seamless indoor/outdoor flow to oceanview patios. The primary suite boasts a private balcony, walk-in closet, and a spa-like ensuite with a steam shower. Lower levels provide self-contained spaces with full kitchens, living areas, and private entries—ideal for guests or multi-generational living. Step onto your beachfront patio for sunrise coffee or launch your kayak from the sand. Complete with an oversized garage, multiple outdoor spaces, and low-maintenance landscaping, this move-in-ready waterfront home offers the best of seaside living in one of Victoria's most coveted communities.

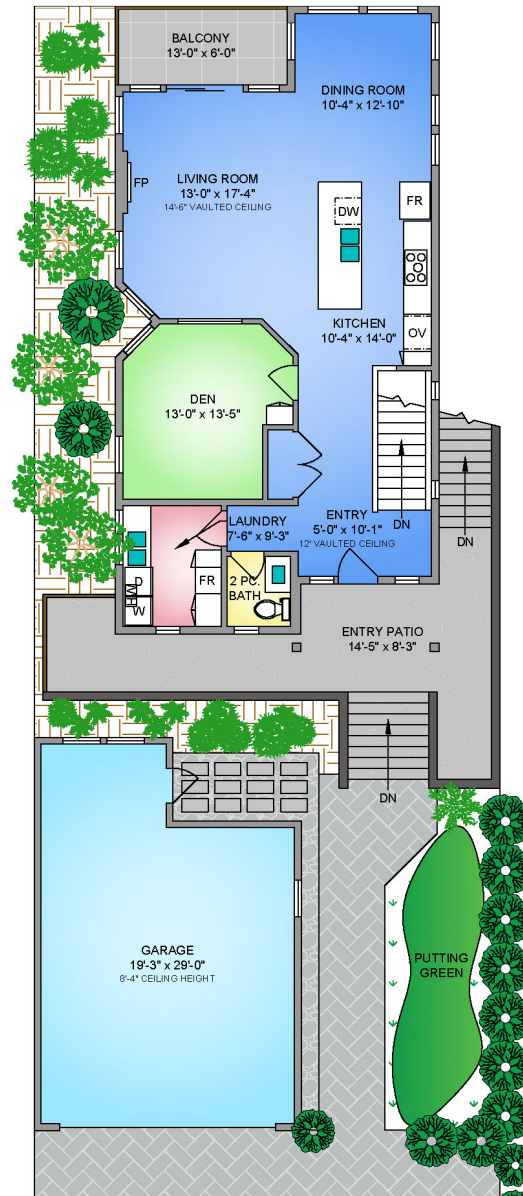


Property Floorplan

MAIN FLOOR

1051 SQ. FT.

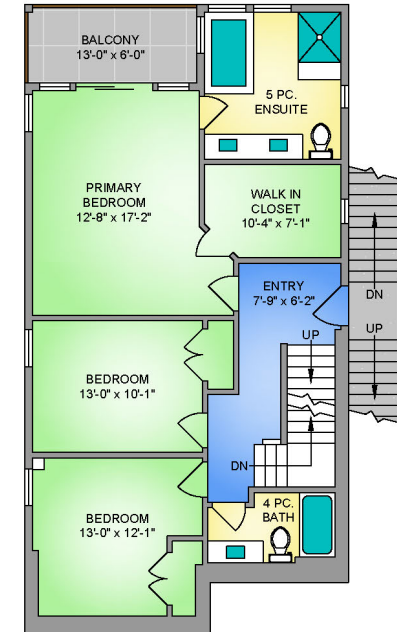
10'-0" CEILING HEIGHT



MIDDLE FLOOR

1058 SQ. FT.

9'-0" CEILING HEIGHT



NORTH



0' 5' 10'
SCALE



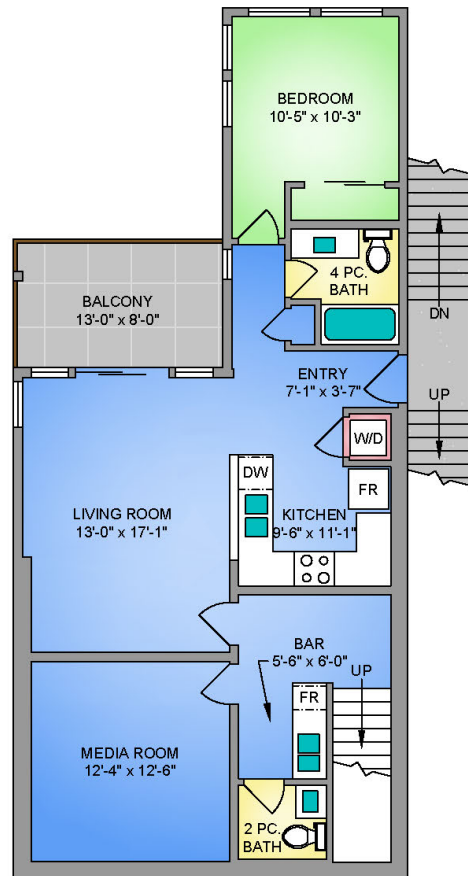
Property Floorplan

Main	1,051 sq. ft.
Middle	1,058 sq. ft.
Lower	1,042 sq. ft.
Beach	376 sq. ft.

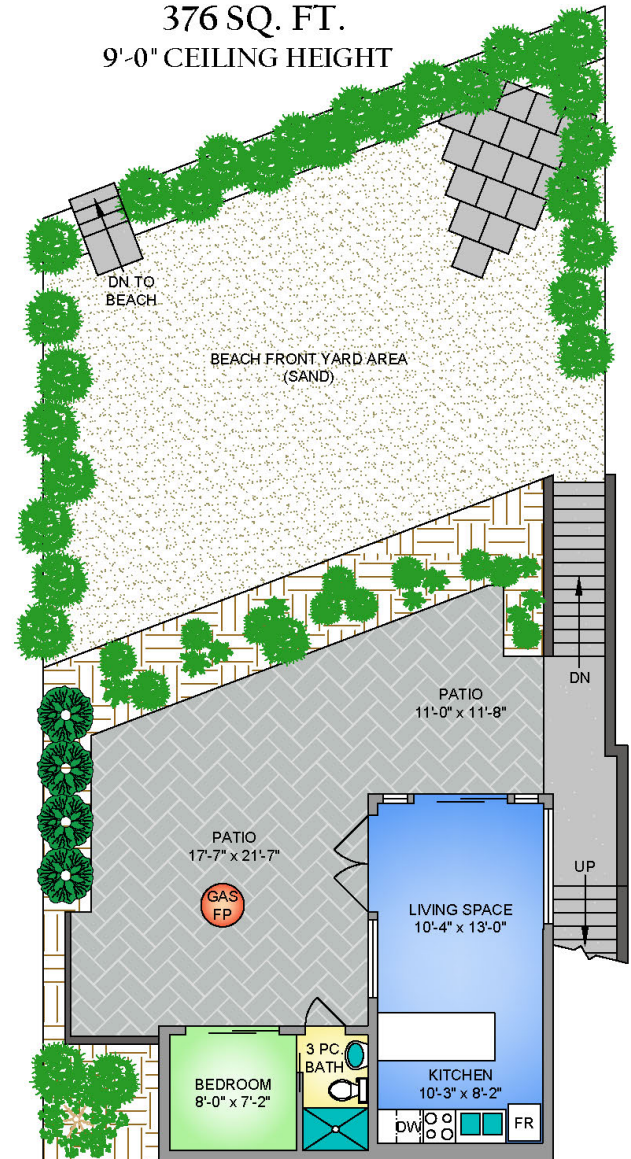
TOTAL AREA 3,527 sq. ft.

Garage	545 sq. ft.
Patio	876 sq. ft.

LOWER FLOOR 1042 SQ. FT. 9'-0" CEILING HEIGHT



BEACH FLOOR 376 SQ. FT. 9'-0" CEILING HEIGHT



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



Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

EXTERIOR





Location

(GIS) MAPPING







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