



418 LANDS END RD

North Saanich





418 Lands End Rd

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$5,950,000



LIVING AREA:

3,908 sq. ft.



BEDROOMS:

3 + Office



BATHROOMS:

4



Experience resort-level comfort in complete privacy at this striking oceanfront retreat. Set on 1.08 acres with coveted western exposure, the 3,908 sq ft residence captures unforgettable sunsets and sweeping water views from nearly every room. Architecturally designed to maximize natural light, the home pairs modern lines with warm, natural materials—wood ceilings, soft textures, and impeccable finishes that feel calm and inviting. The open main living area features soaring 10–12’ ceilings, expansive windows, and dramatic floor-to-ceiling sliding doors that blur the line between indoors and out. Entertain effortlessly in the chef’s kitchen with a premium Miele appliance package, then dine al fresco on the heated covered terrace. A gated driveway, 3-car garage, and ample parking add convenience, while the thoughtful “lock-and-leave” design makes ownership easy. Built by award-winning contractor GT Mann, this is West Coast living at its finest—elevated, effortless, and truly exceptional



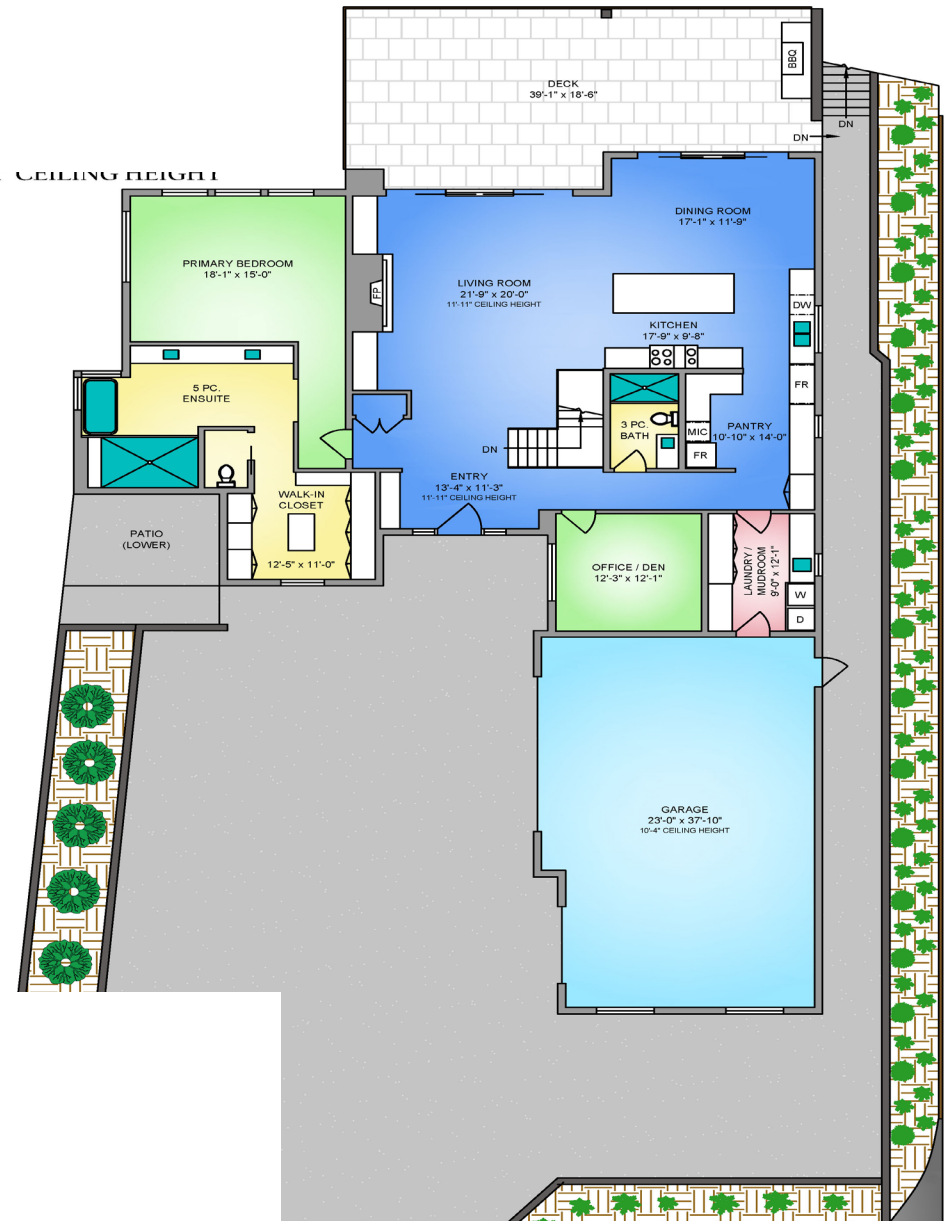
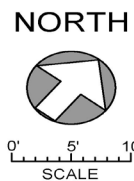
Property Floorplan

Main 2,470 sq. ft.
Lower 1,438 sq. ft.

TOTAL AREA 3,906 sq. ft.

Garage 913 sq.ft.
Deck/Patio 2,381 sq.ft.
Crawl Space 411 sq.ft.

10'-0" TO 11'-11" CEILING HEIGHT



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

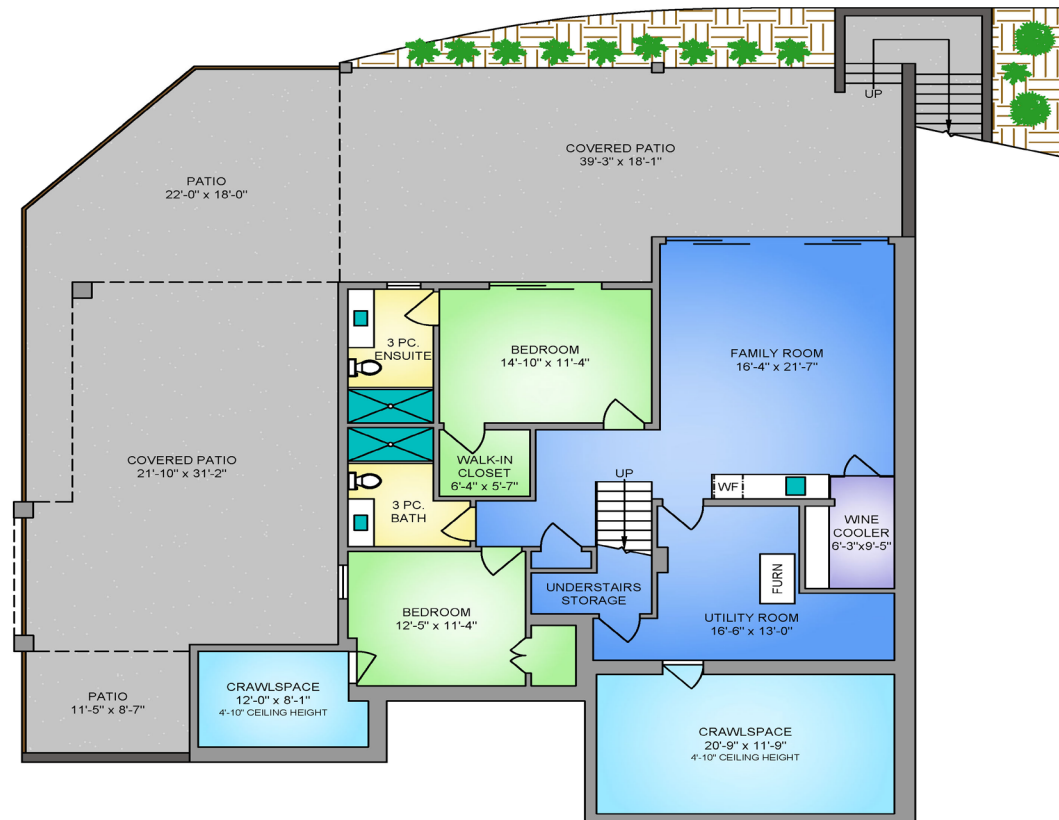


Property Floorplan

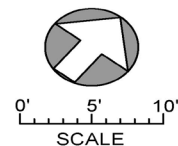
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NORTH



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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

PRIMARY BEDROOM
& ENSUITE





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

EXTERIOR





Location

SURVEY

WEY MAYENBURG

www.weysurveys.com

LAND SURVEYING INC.

#4-2227 James White Boulevard
Sidney, B.C. V8L 1Z5
Telephone (250) 656 - 5155

BC Land Surveyor's Building Location Certificate on:

Lot 28, Section 22, Range 3 West,
North Saanich District, Plan 5001.
(P.I.D. No. 006-034-560)

Civic Address: 418 Land End Road

This document was prepared for mortgage and municipal purposes
and is for the exclusive use of our client, GT Man Contracting Ltd.

This document shows the relative location of the surveyed structures
and features with respect to the boundaries of the parcel described above.
This document shall not be used to define property lines or property corners.
This document only certifies those structures and features shown on the
face thereof.

Certified Correct this 30th day of October, 2024.

Brent Mayenburg
XBHWI2

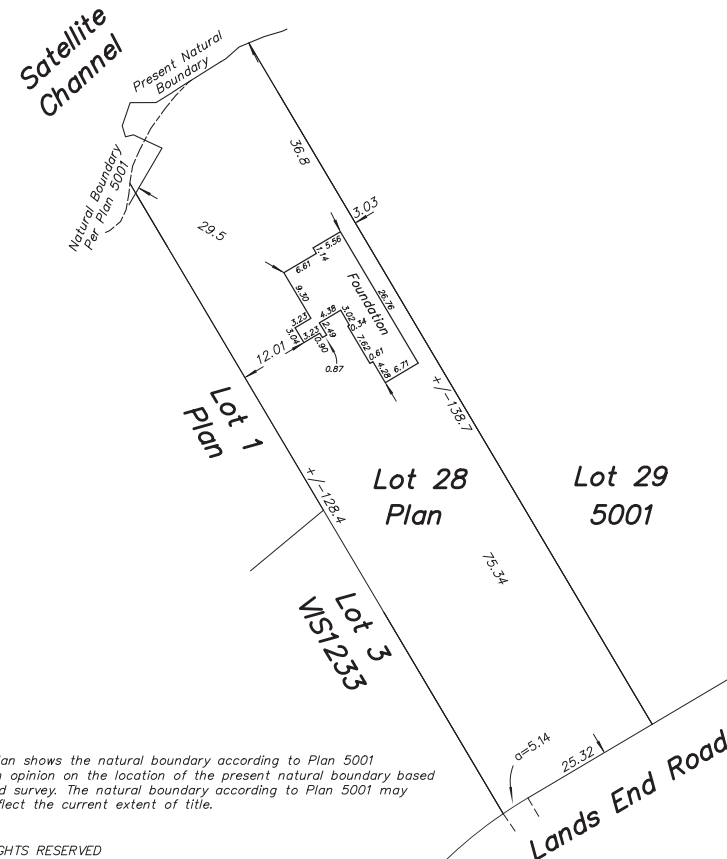
Digitally signed by Brent Mayenburg XBHWI2
DN: c=CA, cn=Brent Mayenburg XBHWI2,
o=BC Land Surveyor, ou=Verify ID at
www.juricert.com/LKUP.cfm?id=XBHWI2
Date: 2024.11.12 13:15:57 -08'00'

B.C.L.S. (Not valid unless originally signed & sealed)



Scale = 1: 750

Distances shown are in metres.



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Location

(GIS) MAPPING







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