



107-1964 JOHN RD

North Saanich





FOR SALE



107-1964 John Rd
North Saanich

SUMMARY OVERVIEW



LISTING PRICE:	\$1,099,000
LIVING AREA:	1,806 sq. ft.
BEDROOMS:	3 + Den/Office
BATHROOMS:	3



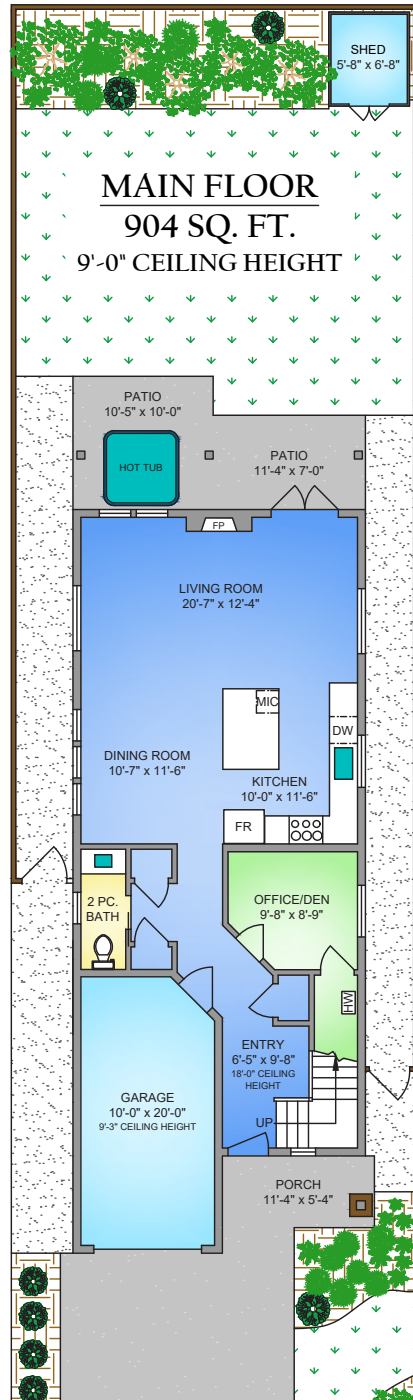


Welcome to Bridlewood Lane! This immaculate 3 bed+den/3 bath home offers the perfect blend of comfort, style & convenience. The open-concept main boasts 9' ceilings, gourmet kitchen with quartz counters, upgraded cabinetry, premium SS appliances & a large island that flows into the bright living room with cozy gas fireplace. Step outside to a covered patio for year-round enjoyment. A versatile den & powder room complete the main level. Upstairs, the primary retreat features a walk-in closet & spa-like ensuite with heated floors, alongside 2 more bedrooms, 4-pc bath & laundry. Modern efficiencies include a heat pump for year round comfort, on-demand hot water, gas range & BBQ outlet. The fenced yard with garden beds adds outdoor charm. Beautifully finished & move-in ready, this modern gem suits families & downsizers alike. Ideally located near beaches, trails, schools & transit, with BC ferries, airport & Sidney just minutes away. This is a rare opportunity to own a like-new home in a sought-after neighbourhood.



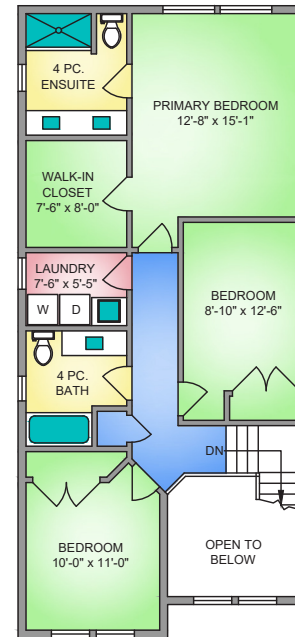
Property Floorplan

Main Floor	904 sq. ft.
Second Floor	902 sq. ft.
TOTAL LIVING	1,806 sq. ft.
Garage	220 sq. ft.
Patio/Porch	242 sq. ft.



UPPER FLOOR

902 SQ. FT.
8'-0" CEILING HEIGHT



NORTH



0' 5' 10'
SCALE

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



Property Photos

EXTERIOR



* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Property Photos

KITCHEN





Property Photos

INTERIOR



* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Property Photos

INTERIOR



* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Property Photos

INTERIOR



* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Property Photos

EXTERIOR

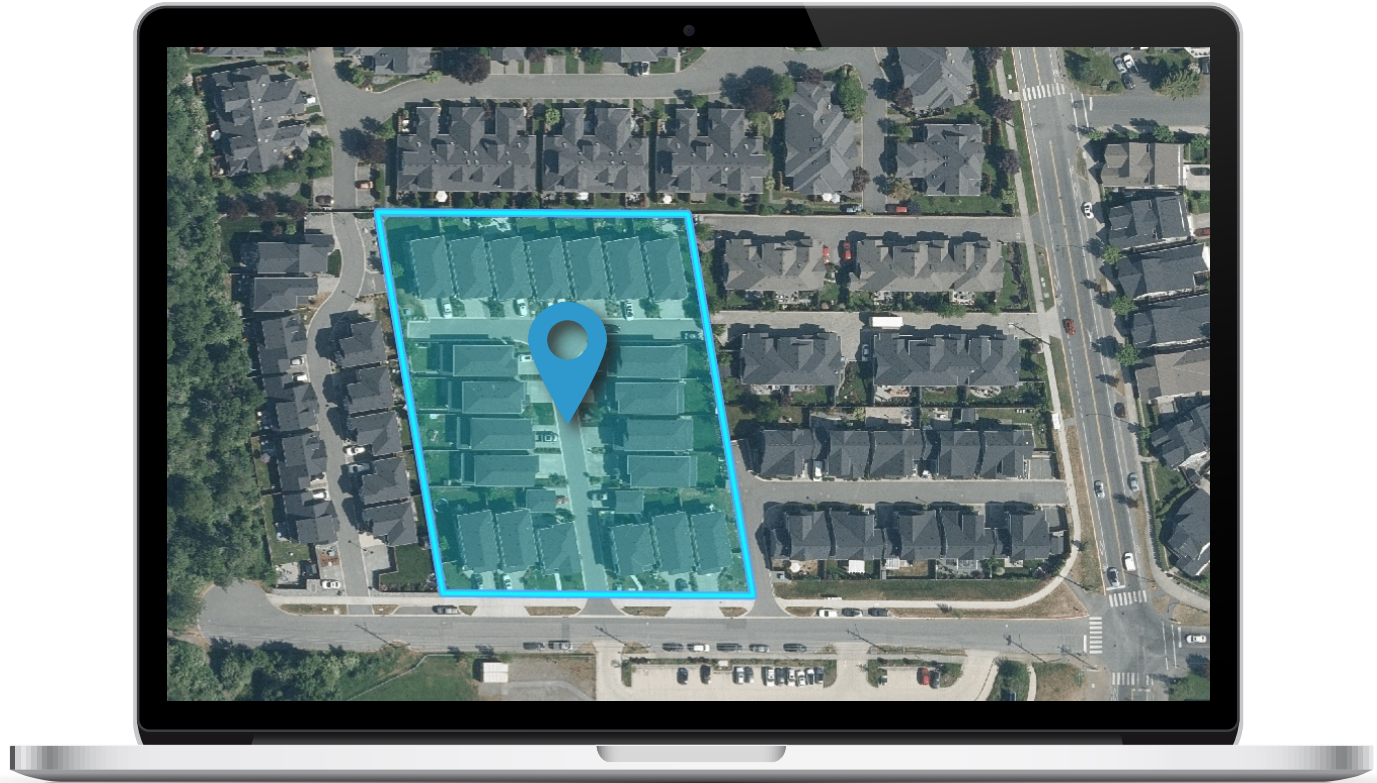


* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Location

(GIS) MAPPING







CEL • 250 818 9338 | TEL • 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 • Bevan Avenue Sidney, BC • V8L 4M9





Chace Whitson | 250.818.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com