



1175 WAIN ROAD

North Saanich





FOR SALE



1175 Wain Road

SUMMARY OVERVIEW



LISTING PRICE:

\$4,950,000



LIVING AREA:

6,522 sq. ft.



BEDROOMS:

6



BATHROOMS:

8



Set on 38 acres of gorgeous countryside, this private and exclusive estate combines historic charm with endless potential. The beautifully maintained 1901 home offers over 3,500 sq. ft. of living space with timeless character and expansive rooms for family living and entertaining. This beautiful property features flat, usable farmland with ocean views, creating a rare and versatile opportunity. Two barns, including one with a self-contained suite, provide exceptional flexibility for hobbies, storage, or equestrian use, while two cottages offer comfortable guest retreats. Totalling over 6,500 sq. ft. of finished living space, complemented by extensive outbuildings and storage, the estate offers endless opportunities. Surrounded by natural beauty, private trails, fruit and nut orchards, this rare farmland blends privacy and convenience—just minutes from BC Ferries, the airport, and the Town of Sidney. t.



Property Floorplan

Main Home:

Main 2,916 sq. ft.

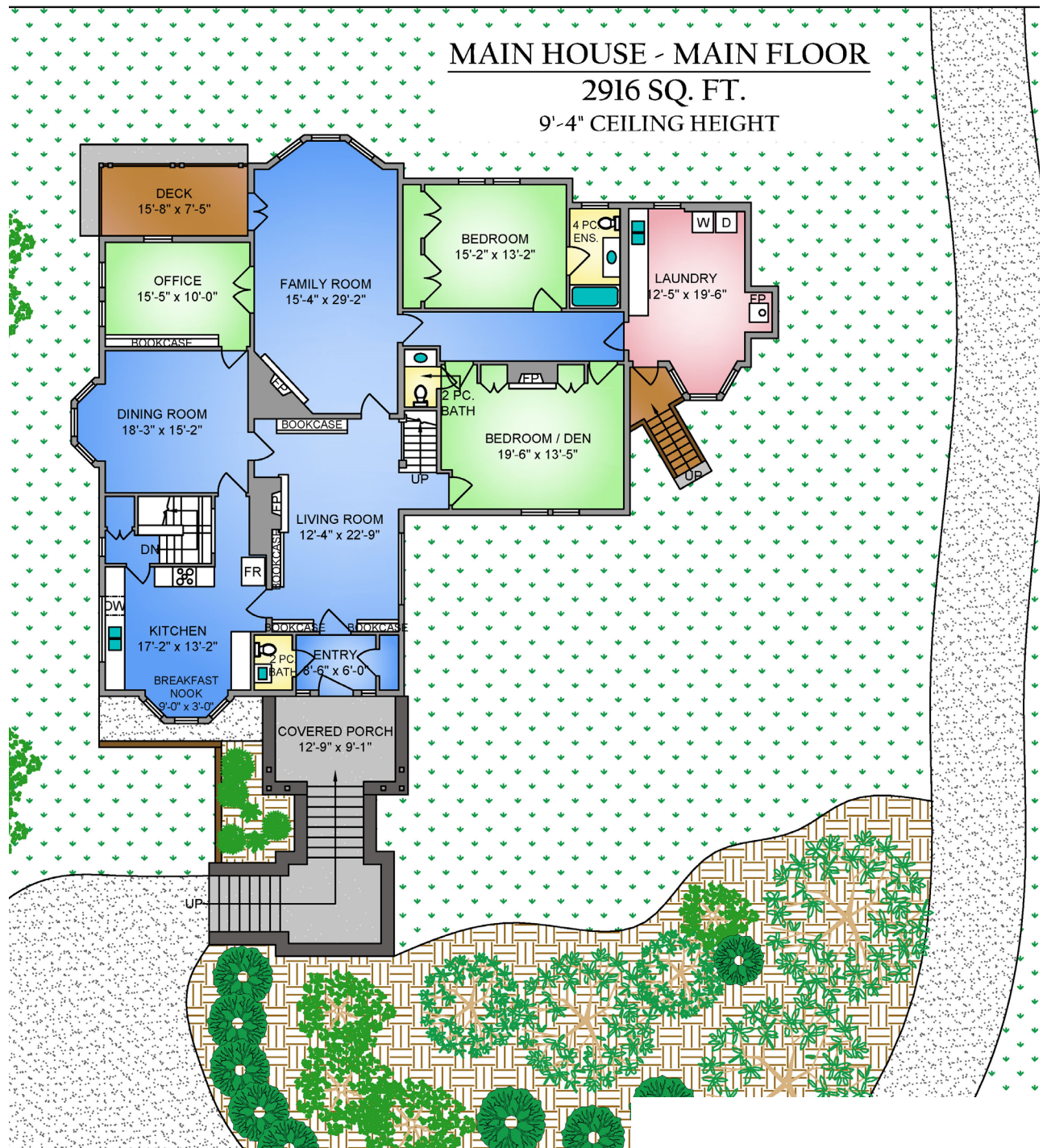
Lower 625 sq. ft.

TOTAL AREA 3,541 sq. ft.

Unfinished 4,838 sq. ft.

Deck 358 sq. ft.

Lot Size 38 Acres



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

MAIN HOUSE - UPPER FLOOR

625 SQ. FT.

1'-0" to 9'-3" VAULTED CEILING



Property Floorplan

Main Home:

Main 2,916 sq. ft.

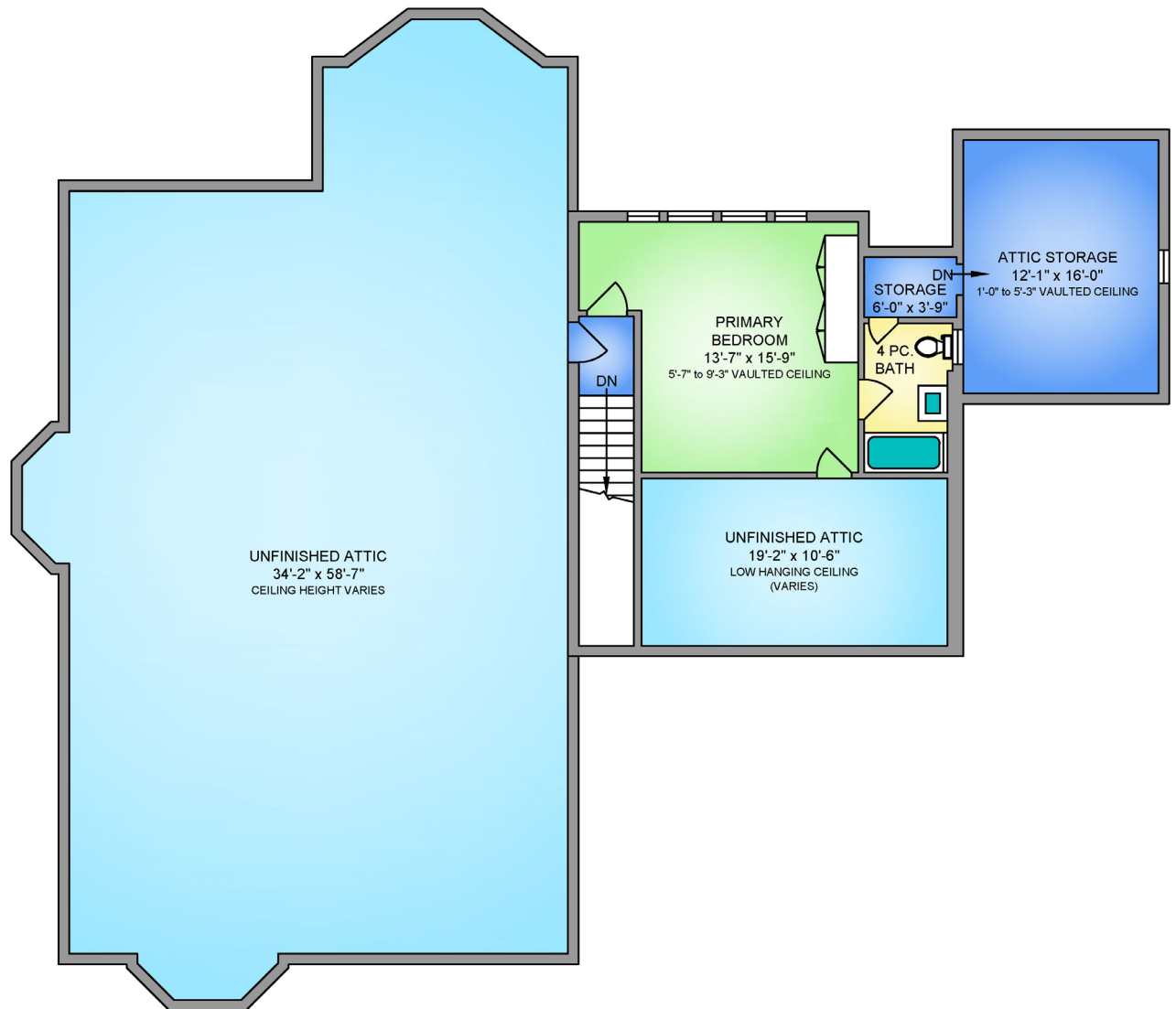
Lower 625 ,sq. ft.

TOTAL AREA 3,541 sq. ft.

Unfinished 4,838 sq. ft.

Deck 358 sq. ft.

Lot Size 38 Acres



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



Property Floorplan

Main Home:

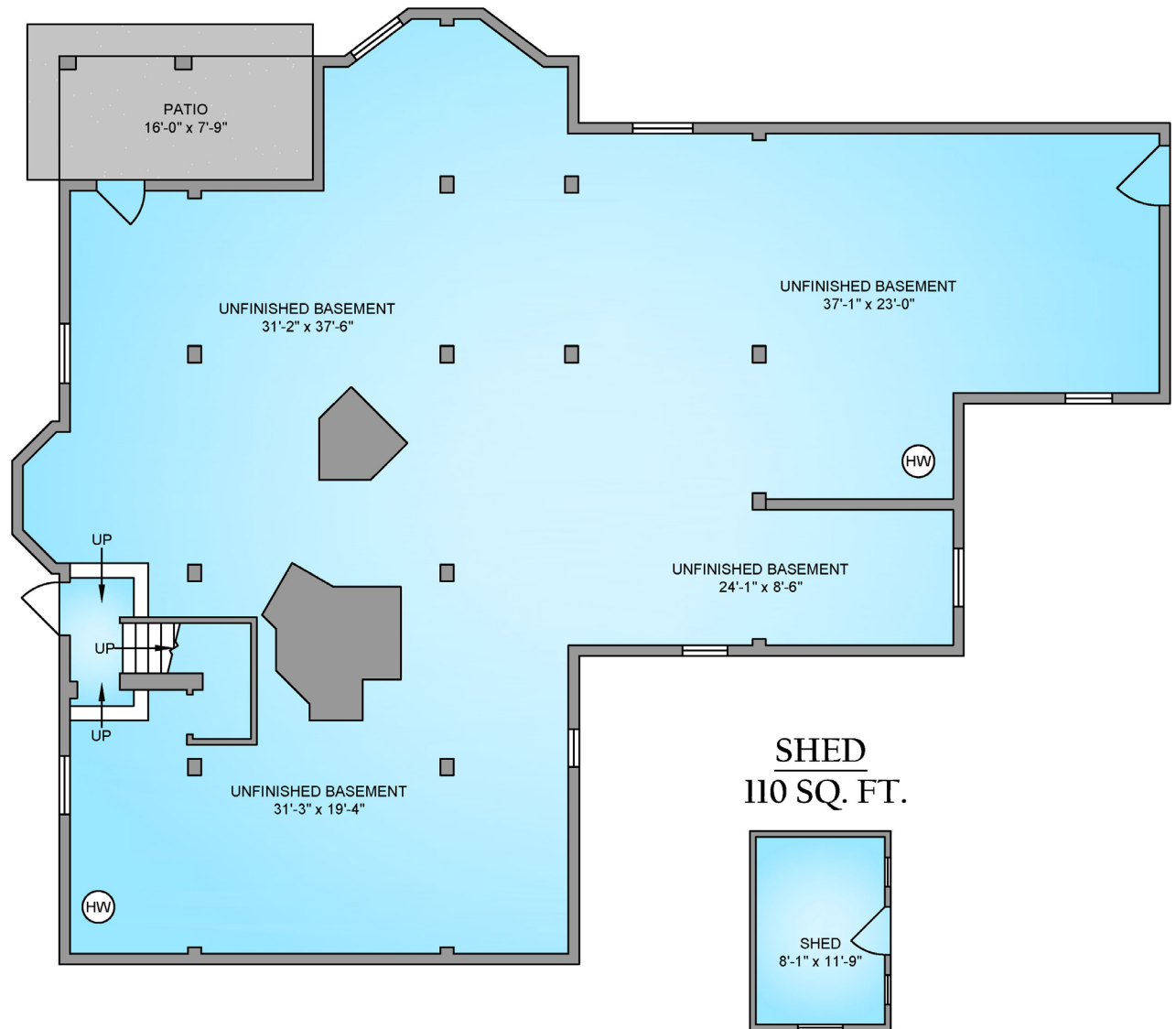
Main 2,916 sq. ft.
Lower 625 ,sq. ft.

TOTAL AREA 3,541 sq. ft.

Unfinished 4,838 sq. ft.
Deck 358 sq. ft.

Lot Size 38 Acres

MAIN HOUSE - LOWER FLOOR (UNFINISHED) 2810 SQ. FT. 8'-9" CEILING HEIGHT



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



Property Floorplan

Large Cottage:

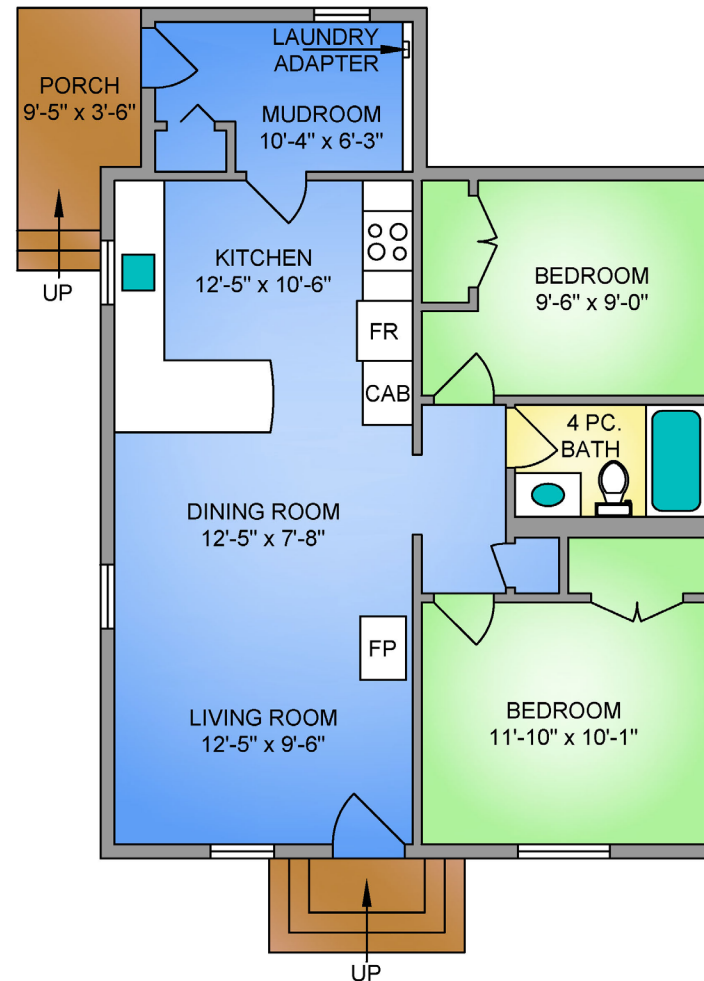
Main 825 sq. ft.

TOTAL AREA 825 sq. ft.

Deck 43 sq. ft.

Lot Size 38 Acres

COTTAGE 2 825 SQ. FT. 8'-0" CEILING HEIGHT



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



Property Floorplan

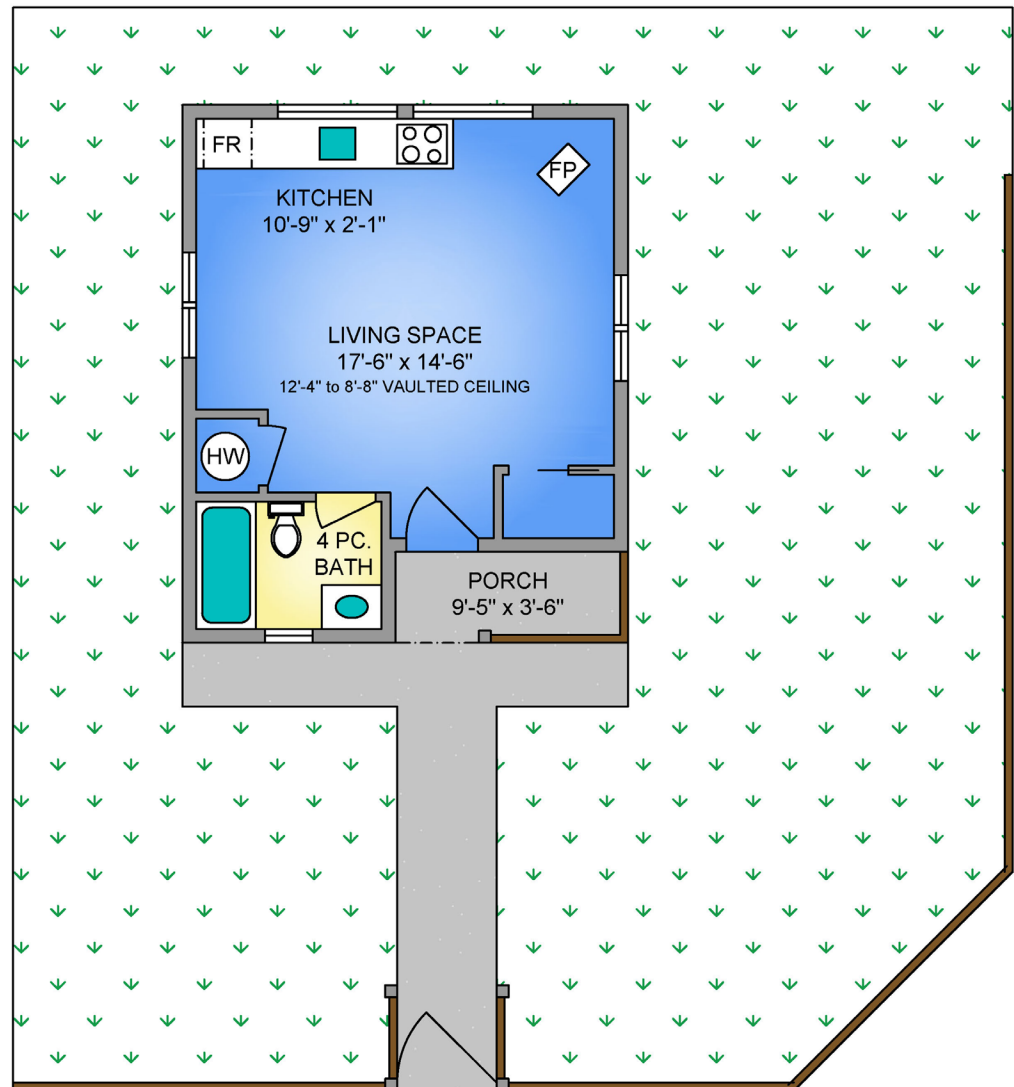
Small Cottage:

Main 383 sq. ft.

TOTAL AREA 383 sq. ft.

Deck 34 sq. ft.

Lot Size 38 Acres



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

BARN WITH SUITE - UPPER FLOOR

1773 SQ. FT.

7'-6" to 10'-10" CEILING HEIGHT



Property Floorplan

Barn with Suite:

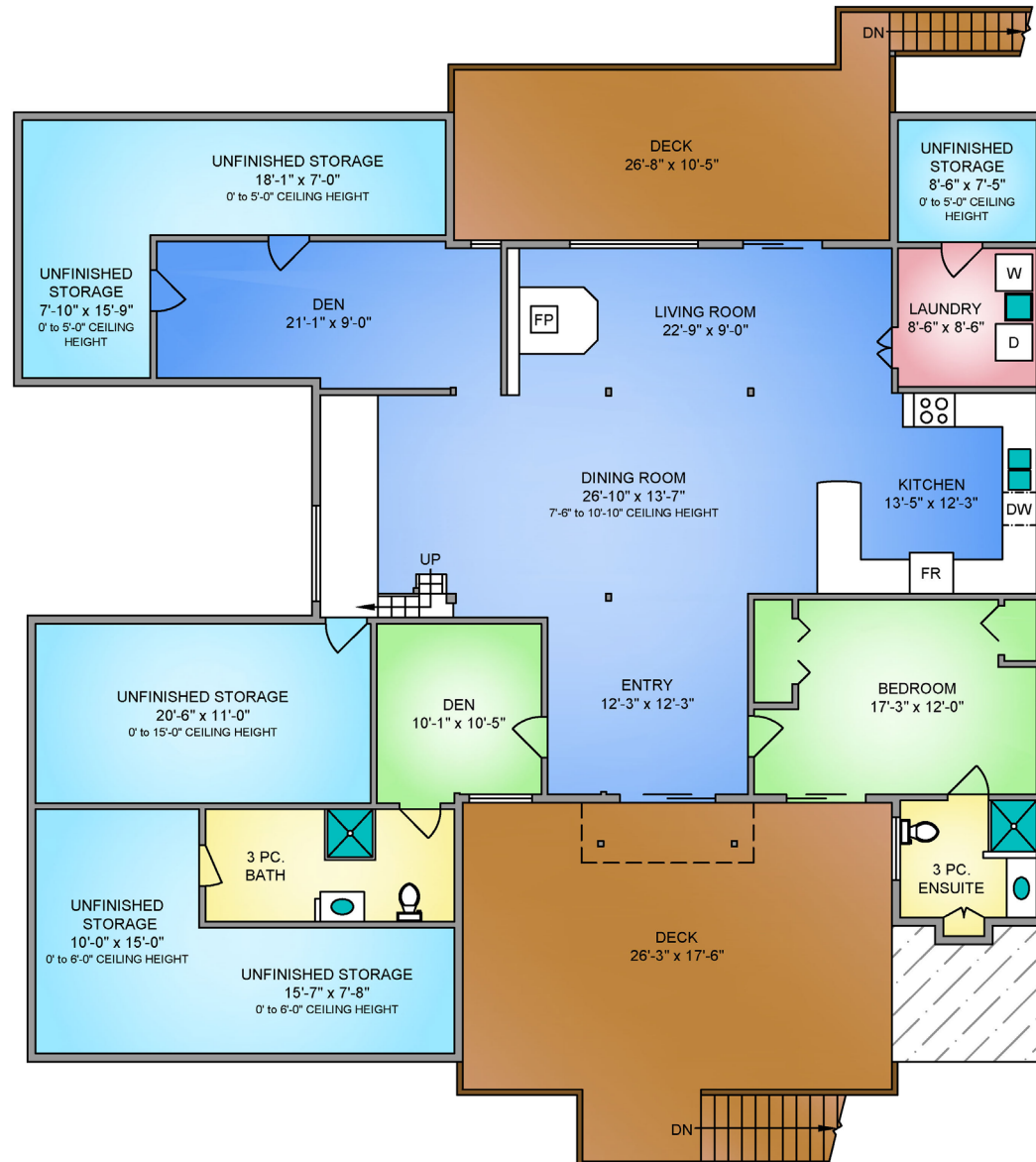
Main 1,773 sq. ft.

TOTAL AREA 1,773 sq. ft.

Unfinished 906 sq. ft.

Barn 3,832 sq.ft.

Lot Size 38 Acres



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



Property Floorplan

Barn with Suite:

Main 1,773 sq. ft.

TOTAL AREA 1,773 sq. ft.

Unfinished 906 sq. ft.

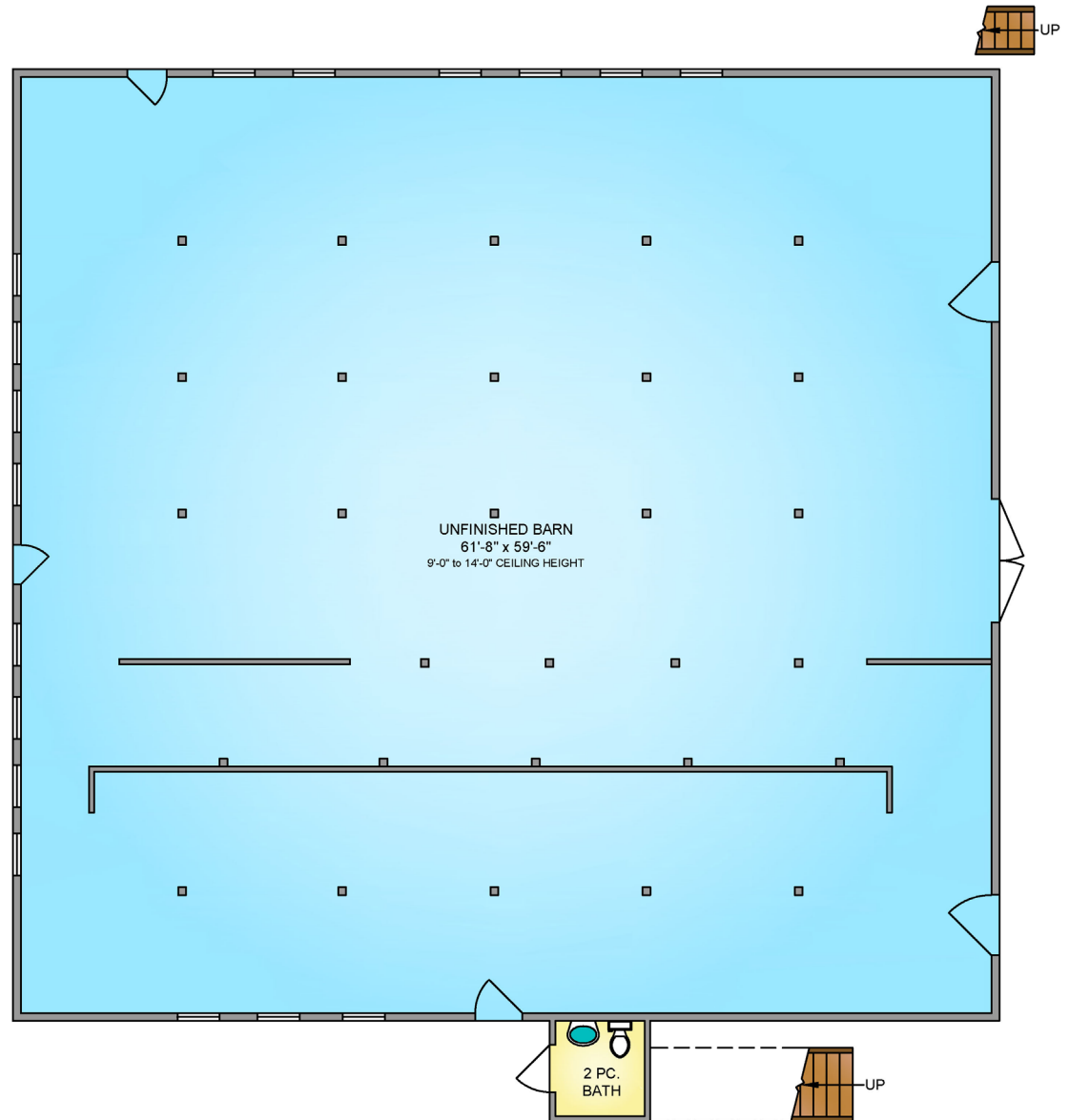
Barn 3,832 sq.ft.

Lot Size 38 Acres

BARN WITH SUITE - MAIN FLOOR

3832 SQ. FT.

9'-0" to 14'-0" CEILING HEIGHT



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



Property Floorplan

Barn:

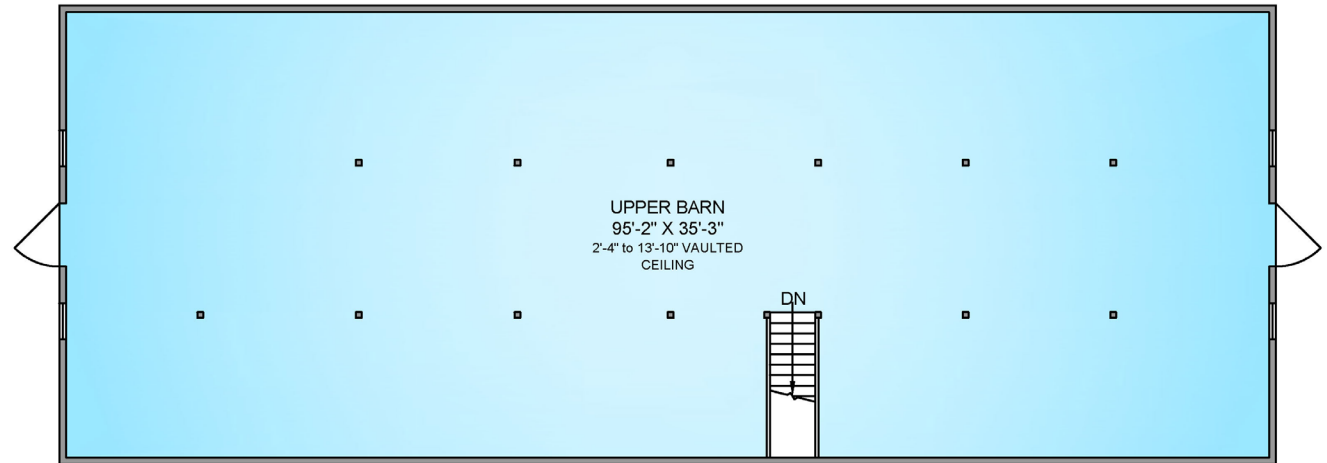
Barn Main 3,493 sq. ft.

Barn Upper 3,493 sq. ft.

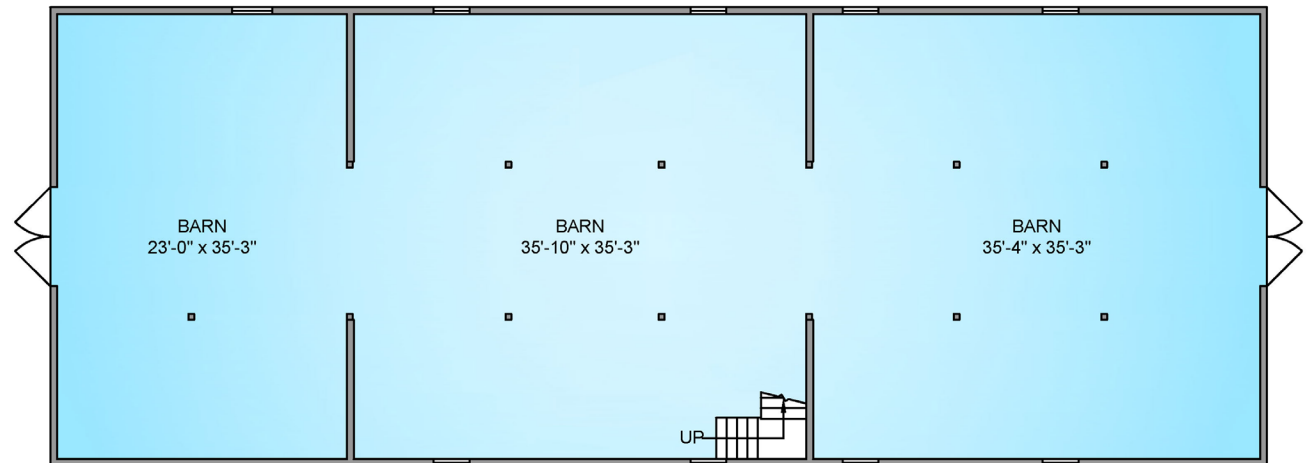
TOTAL AREA 3,493 sq. ft.

Lot Size 38 Acres

BARN 2 - UPPER 3493 SQ. FT. 2'-4" to 13'-10" VAULTED CEILING



BARN 2 - MAIN 3493 SQ. FT. 10'-4" CEILING HEIGHT



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



Property Photos

EXTERIOR





Property Photos

MAIN HOME





Property Photos

MAIN HOME





Property Photos

BARN WITH SUITE





Property Photos

BARN WITH SUITE





Property Photos

LARGE COTTAGE





Property Photos

SMALL COTTAGE





Property Photos

BARN

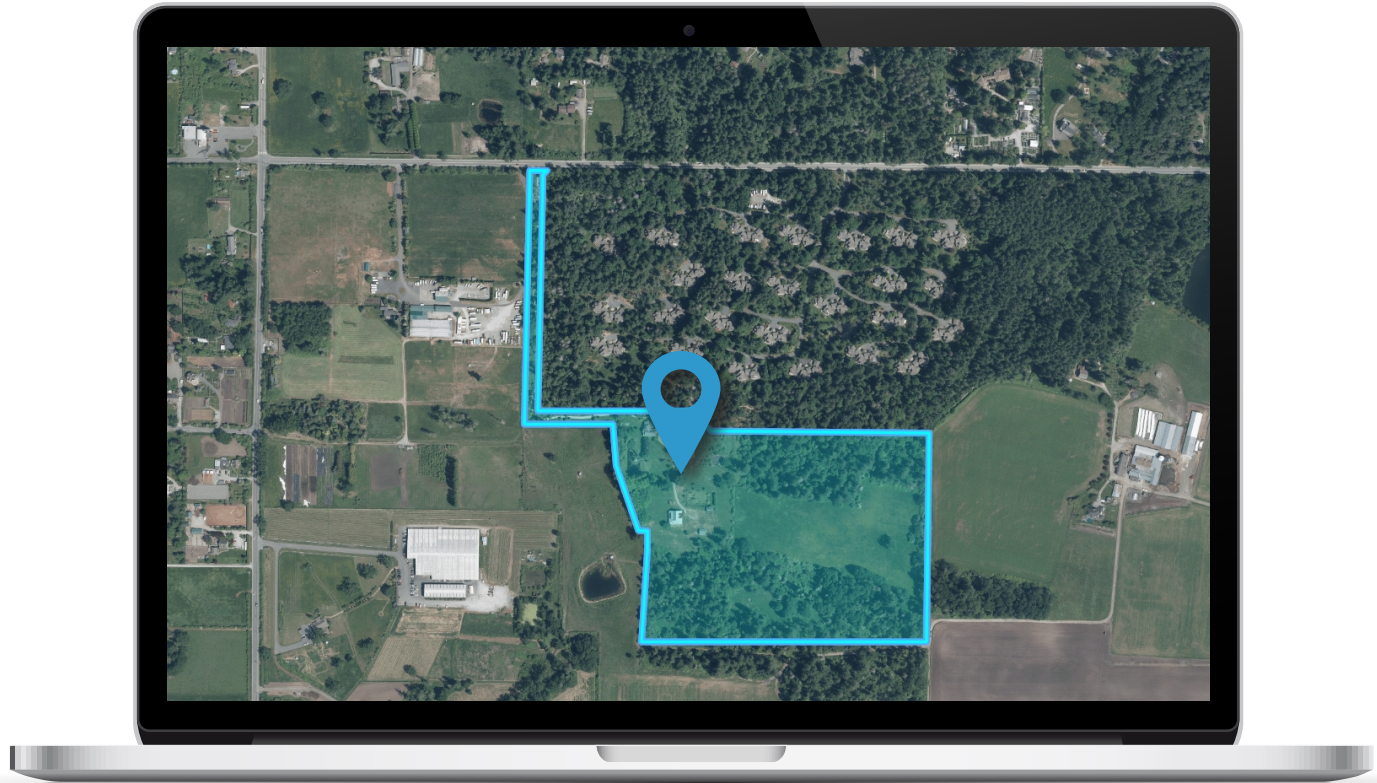


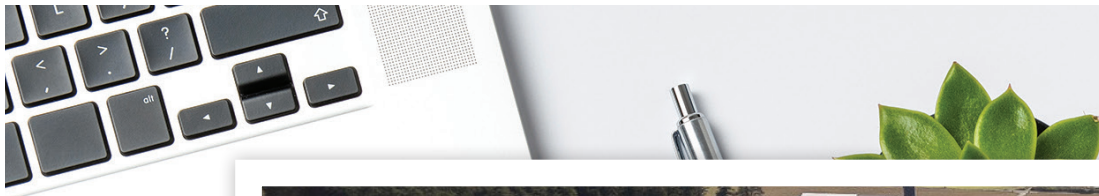




Location

(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