

10630 DERRICK RD

North Saanich





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SUMMARY OVERVIEW

	LISTING PRICE:	\$2,998,000 GST included
	LIVING AREA:	2,828 sq ft
	LOT AREA	24,873 sq ft
	BEDROOMS:	3 bed + Office + Media Room
	BATHROOMS:	3



Set on an extensively landscaped half-acre with ocean views in Deep Cove, this exceptional rancher delivers refined single-level living with a thoughtful balance of Scandinavian design and modern luxury. The home offers three bedrooms plus a private office and media room, and three beautifully finished baths. Soaring ceilings, wide-plank hardwood floors, expansive windows, and a gas fireplace with a contemporary concrete mantle create a bright, sophisticated interior. The open-concept living space flows seamlessly into a chef's kitchen featuring quartz countertops, sleek flat-panel cabinetry, premium appliances, a walk-in pantry, and an oversized island ideal for gathering. The primary suite is a serene retreat with vaulted ceilings, spa-inspired five-piece ensuite, and walk-in closet. Southwest exposure fills the patio with sun, enhancing effortless indoor-outdoor living and ocean vistas. Built by Philco Construction, highlights include a metal roof, heat pump with A/C, oversized double garage, and sunken hot tub. Enjoy peaceful rural privacy just minutes to ferries, airport, marinas, beaches, shops, and Sidney—a rare blend of elegance, comfort, and coastal convenience. Prices includes GST.



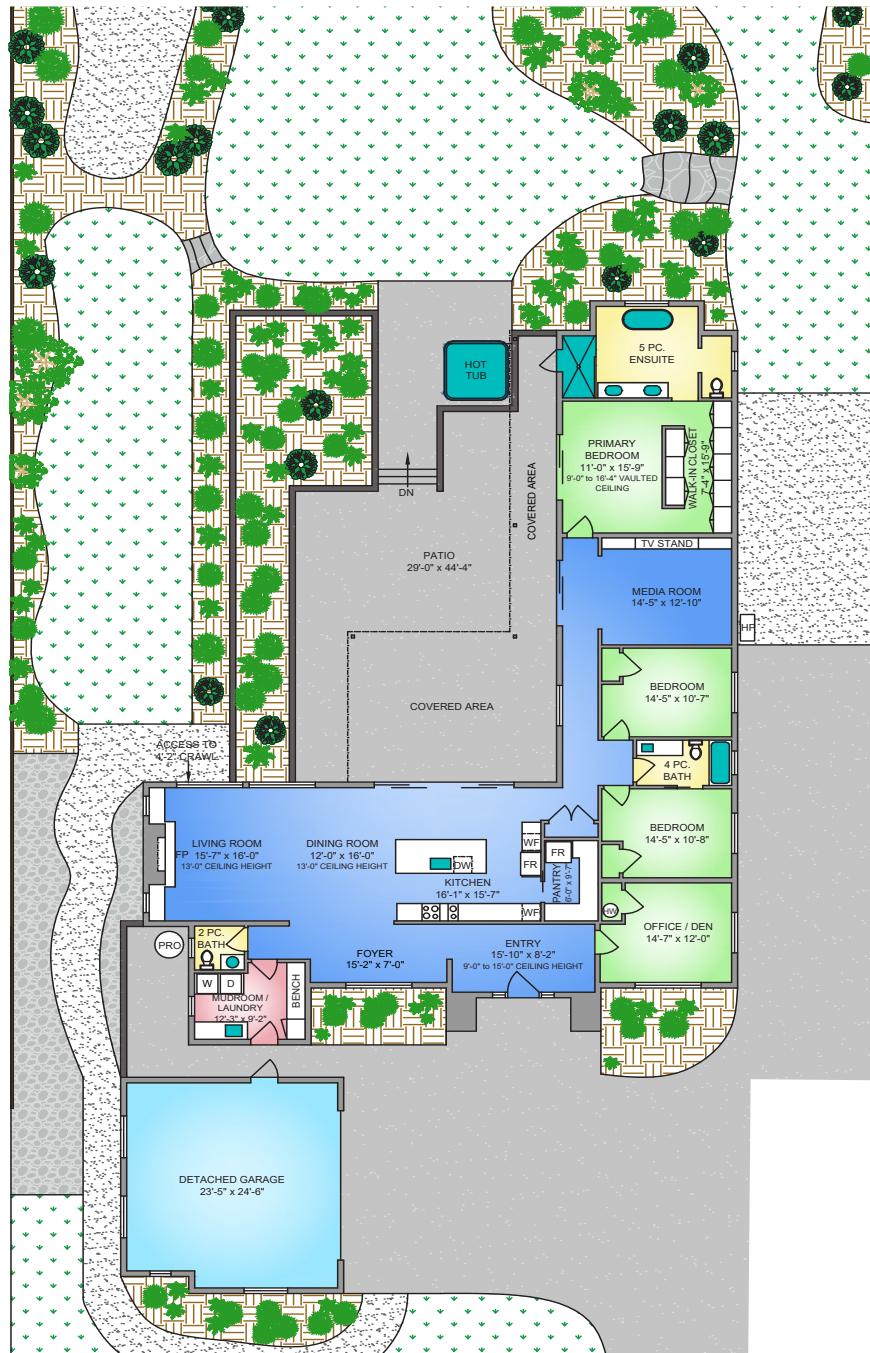
Property Floor plan

Main Level 2,828 sq.ft.

TOTAL AREA 2,828 sq.ft.

Garage 624 sq.ft.

Patio 1,173 sq.ft.





Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

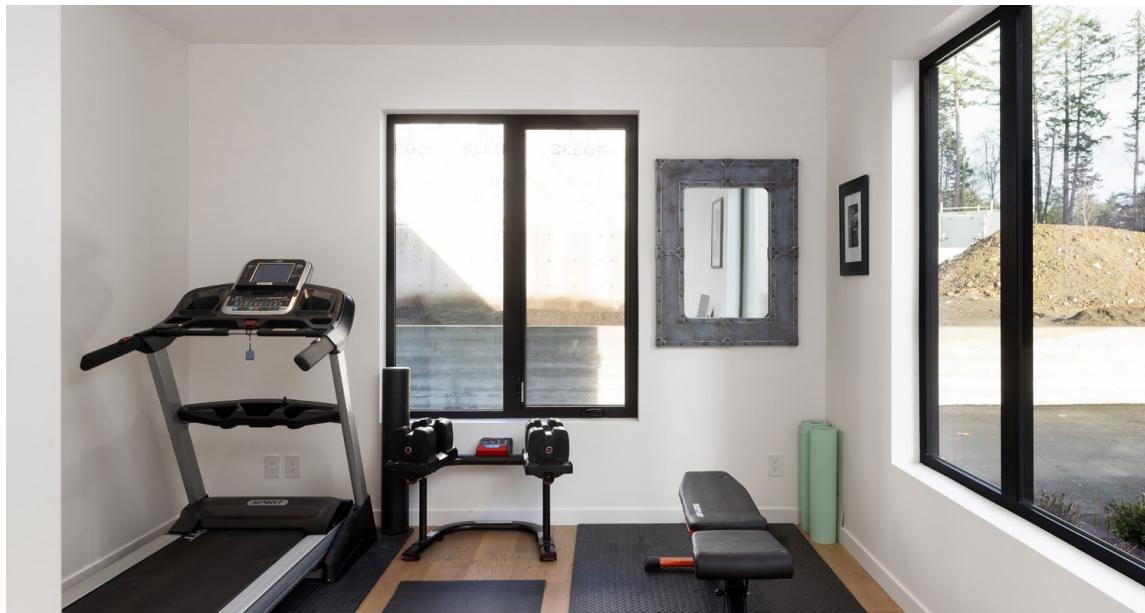
INTERIOR





Property Photos

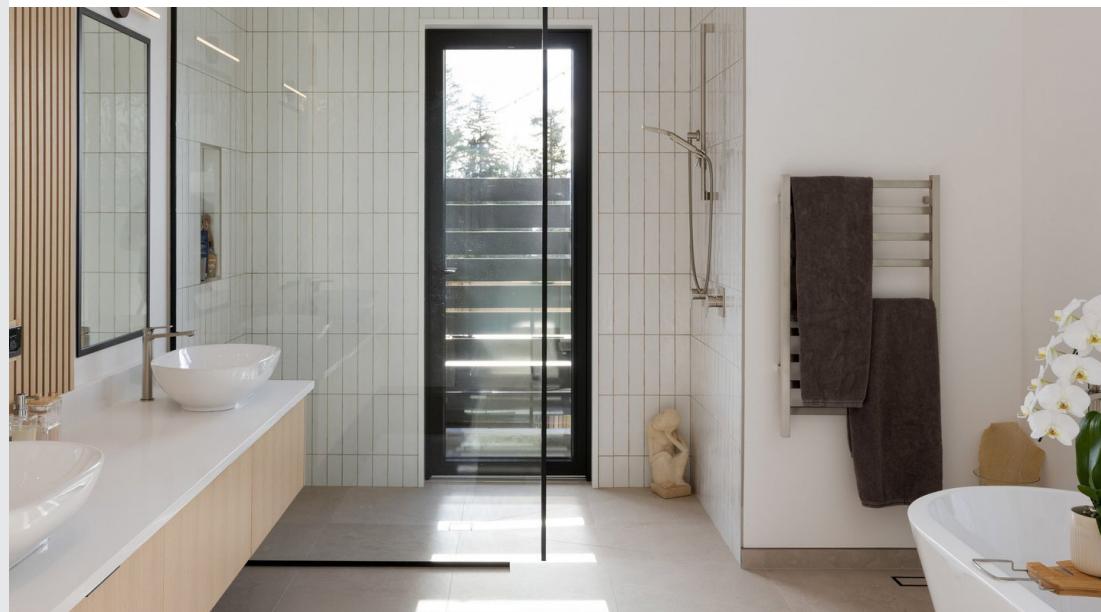
INTERIOR





Property Photos

PRIMARY AND ENSUITE





Property Photos

EXTERIOR





Features & Finishes

QUALITY WITHOUT COMPROMISE

MAIN LEVEL FEATURES:

- Primary Bedroom:
 - Walk-in closet with custom millwork
 - Luxurious 5 piece en-suite
 - Vaulted ceiling
 - Oversized slider door to patio
 - South facing ocean views
- Spa-inspired en-suite:
 - 24' wide vertical white oak accent panels
 - White quartz counter tops
 - Two vessel sinks
 - White oak vanity
 - Vaulted ceiling
 - Heated floors
 - Toto toilet
 - 6' Freestanding bathtub
 - Large walk in shower with rain head and wall mounted rail head
 - Heated shower floors
 - Door to access outside hot tub from within the shower
- Mud/Laundry room:
 - White oak vertical paneling with built-in seating
 - Cubbies for shoes and hats
 - 28" full-height coat cabinet
 - Deep laundry sink with black faucet

Media room:

- White oak shelves with dark grey painted cabinets for TV and equipment

Main Bathroom:

- White oak cabinets with white quartz counter top
- 5'6 bathtub
- Toto toilet

Powder Room:

- White oak cabinets
- Black vessel sink black faucet
- Toto toilet

GOURMET KITCHEN

- Chef-inspired kitchen
- Cambria Quartz counter tops
- White upper cabinets & solid white oak lowers
- Black slim cabinet pulls
- 30" black anthracite kitchen sink with stainless steel faucet
- Walk-in pantry

- Fulgor Sofia Professional 48" Range
- Electrolux 33" Fridge
- Electrolux 30" Freezer
- Microwave in pantry
- Miele 24" Dishwasher
- Silhouette Sonoma 24" Wine Fridge
- Riccotta - 24" Single Zone Beverage Center
- KitchenAid Built-In Trash Compactor
- Electrolux Front Load Dryer 8.0 Cu. Ft.
- Electrolux Front Load Washer 4.5 Cu.Ft.



Features & Finishes

QUALITY WITHOUT COMPROMISE

EXTERIOR FEATURES:

- Solid black fibreglass front door with glass sidelights
- Solid black metal garage door
- Sunken hot tub
- Outdoor gas fireplace
- Gas and electric rough-ins for outdoor kitchen
- Low-lustre black hardie board and batten
- 1x3 vertically installed cedar siding in maritime white birch
- Black corrugated metal around back of garage and walkway outside laundry room
- 1x6 pine soffits
- Tarmac driveway with concrete pathway accents

ADDITIONAL FEATURES:

- Valour gas fireplace in living room
- Heat pump
- Metal roof
- Black ceiling fan in living room
- Black ceiling fan in outside covered patio
- 13' flat ceiling in the living room, dining room and kitchen
- Fully fenced and gated sides
- Full irrigation
- Pre-wired for landscape lighting
- 3 crawl space vents to help keep floors warm
- Full spray foam insulation in the crawl space
- Ridge vented attic space
- Automated blinds

QUALITY CONSTRUCTION

- 2-5-10 new home warranty:
 - 2 years material and labour
 - 5 year building envelope
 - 10 year structural



Appliance Specifications



Appliance Specifications

KITCHEN



Silhouette Sonoma 24" Wine Fridge



Electrolux 19 Cu. Ft. Single-Door Refrigerator



Electrolux 19 Cu. Ft. Single-Door Freezer



Appliance Specifications

KITCHEN



Riccotta - 24" Single Zone Beverage Center



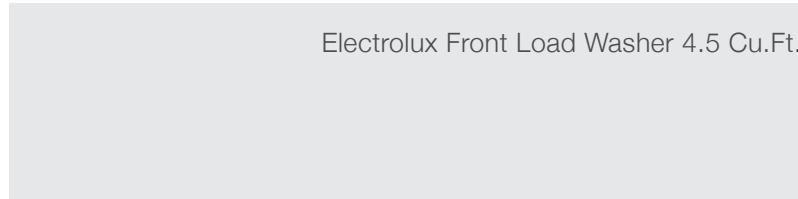
Fulgor Sofia Professional 48" Range



Miele 24" Dishwasher



Electrolux Front Load Dryer 8.0 Cu. Ft.



Electrolux Front Load Washer 4.5 Cu.Ft.



Appliance Specifications

WASHER AND DRYER



Interior Design Details



Interior Design Details

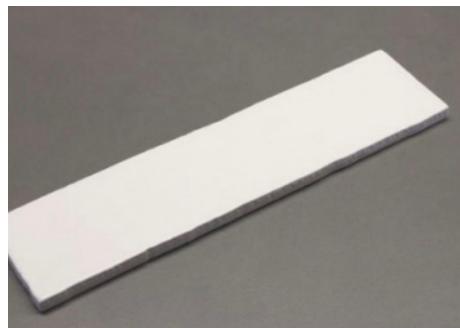
FLOORING & TILE



Quartz counter tops
kitchen



Wood floor throughout



Primary en-suite shower
walls



Laundry room, mud room, 2 PC bath &
primary en-suite tile

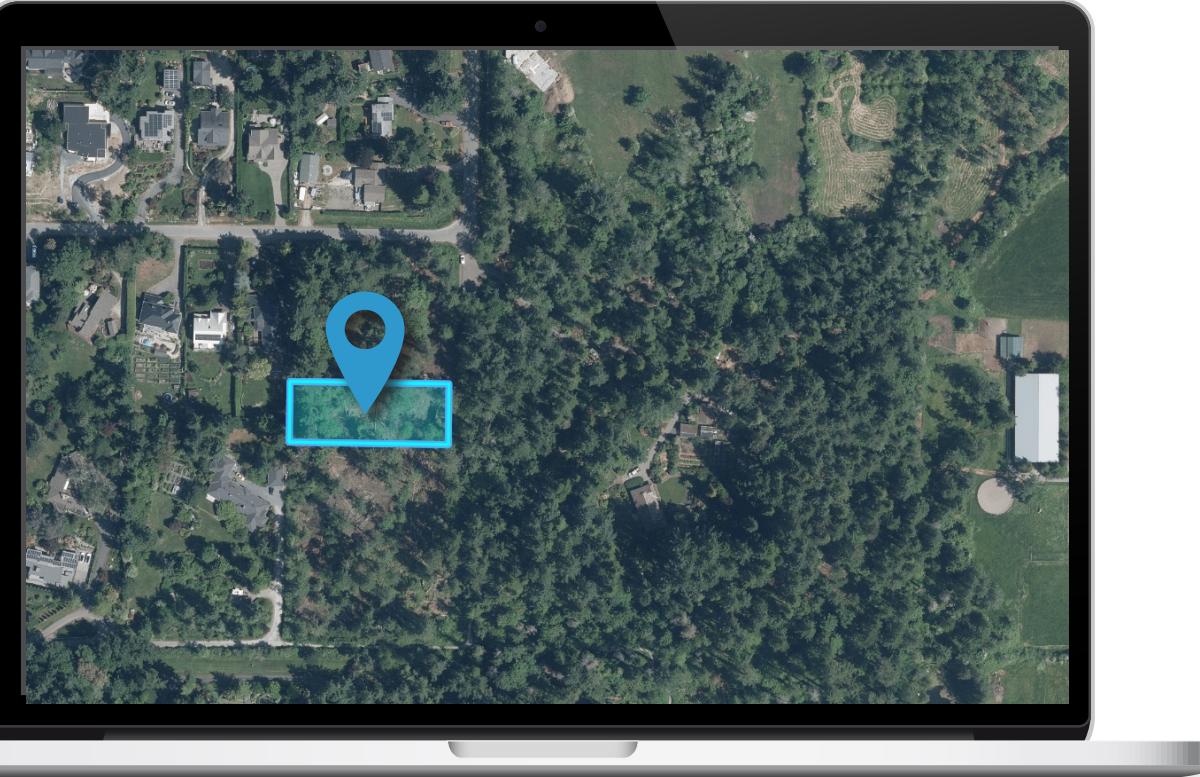


Guest bathroom floor

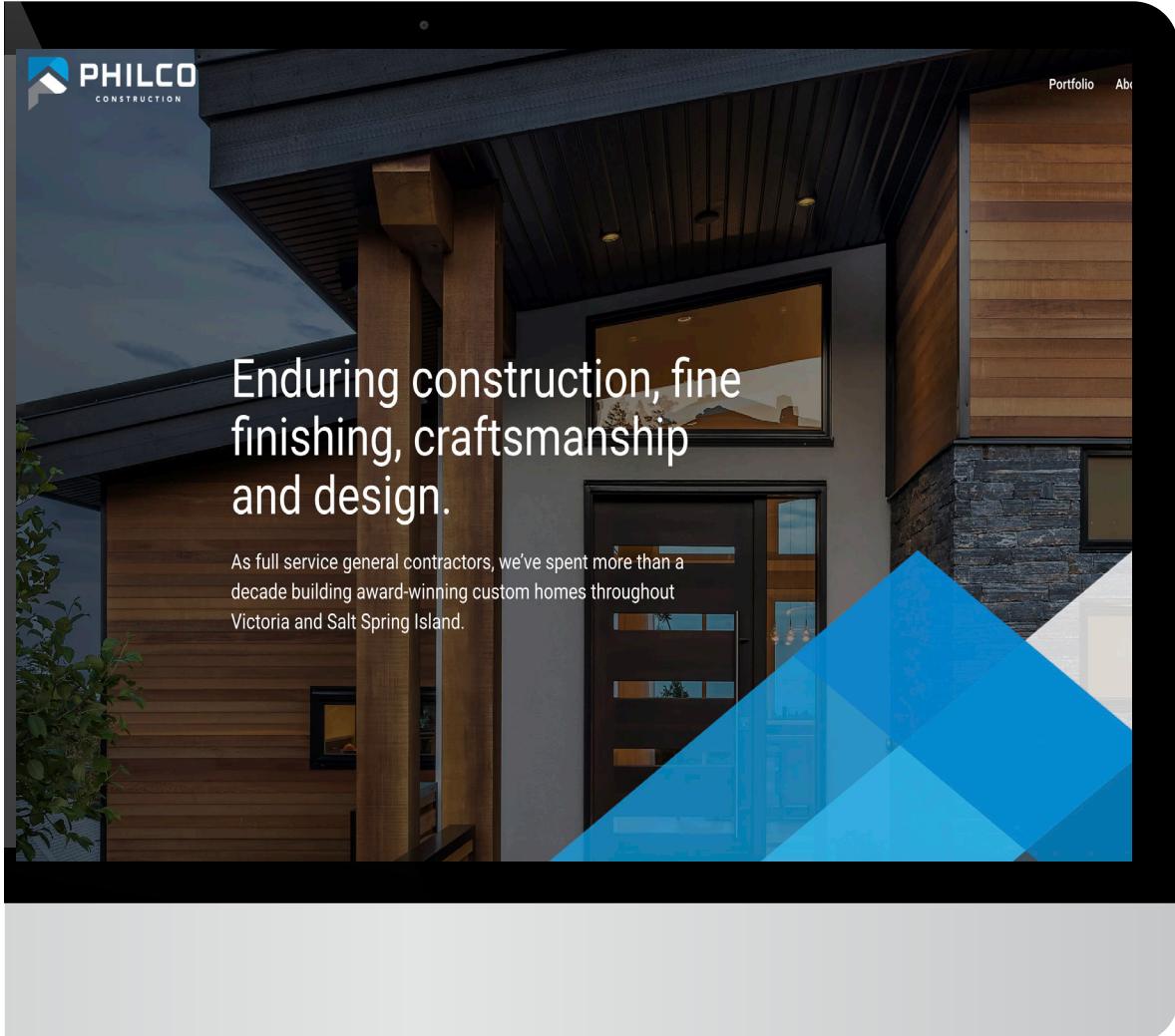


Location

(GIS) MAPPING



Tucked away on peaceful Derrick Road in North Saanich, this beautiful home combines tranquil, tree-lined surroundings with convenient access to local amenities, parks, and the charm of nearby seaside communities.



Philco Construction

AWARD WINNING CONTRACTOR

Luxury detailing crafted by hand

Our fine custom homes range in style and size, but the impeccable quality is always the same. We build with a focus on flow and clean lines, featuring luxury detailing crafted by hand.

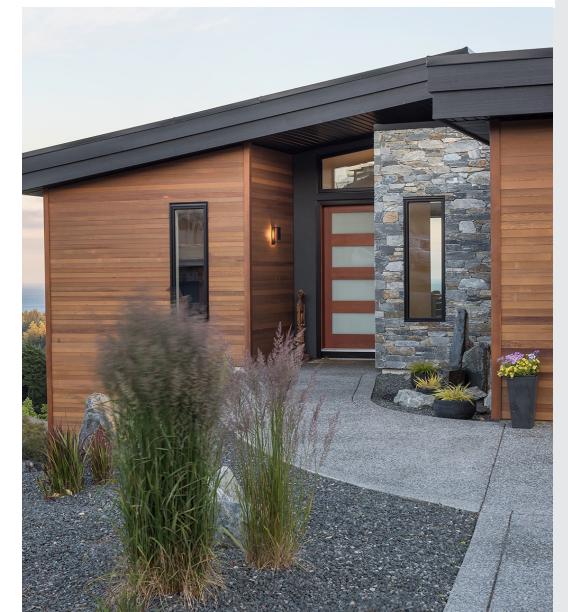
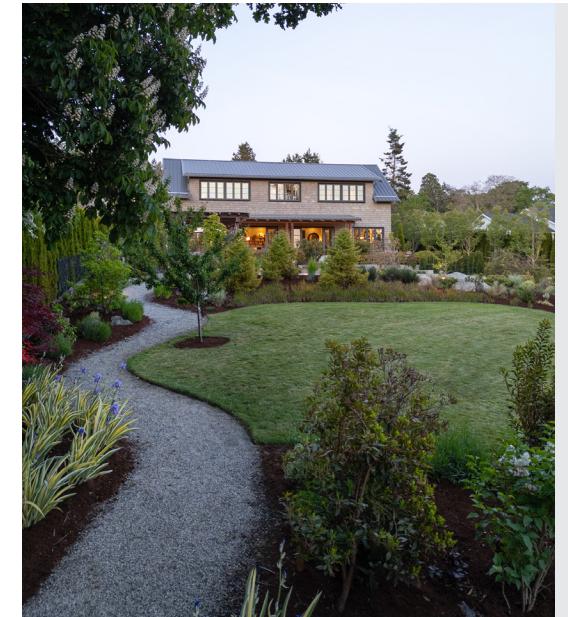
Maybe you dream of a craftsman-style home tucked in the woods. Perhaps you've got something modern in mind — sleek, minimalist, overlooking the sea. Whatever your tastes, we can build your house your way. Here's some inspiration to spark your imagination.



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