



10680 BLUE HERON

North Saanich





FOR SALE



10680 Blue Heron Rd

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$2,400,000



LIVING AREA:

2,585 sq. ft.



BEDROOMS:

3



BATHROOMS:

3



Exceptional West Coast waterfront on sought-after Blue Heron Road with direct beach access and panoramic marina and ocean views. This 2,585 sq.ft. residence offers 3 bedrooms plus an office, including a spacious primary retreat with a private ensuite, unobstructed ocean vistas and sliding doors opening to a view-filled balcony. The living room features soaring 12' vaulted ceilings and expansive windows that flood the home with natural light while perfectly framing the stunning coastal outlook. Over 900 sq.ft. of decks and patios create seamless indoor-outdoor living, ideal for enjoying the sun and ever-changing scenery. A double car garage and heat pump with A/C provide year-round comfort and convenience. Privately positioned to capture exceptional sun exposure and breathtaking waterfront views, this remarkable property is just minutes to the Town of Sidney, BC Ferries and YYJ.



Garage	507	sq. ft.
Carport	258	sq. ft.
Deck/Patio	1,048	sq. ft.

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



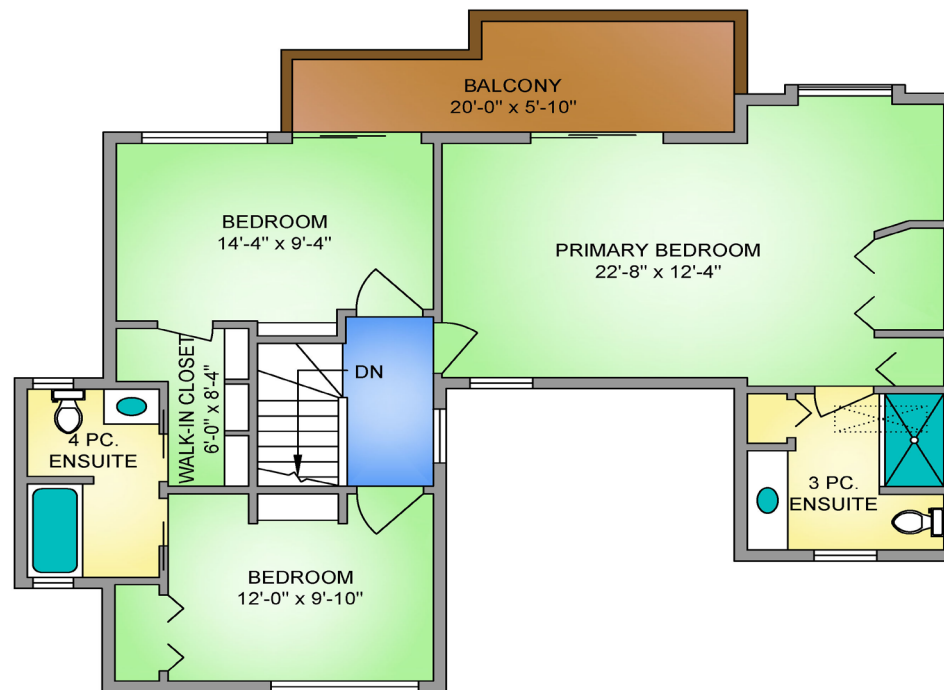
Property Floorplan

Main 1,659 sq. ft.
Upper 926 sq. ft.

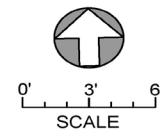
TOTAL AREA 2,585 sq. ft.

Garage 507 sq. ft.
Carport 258 sq. ft.
Deck/Patio 1,048 sq. ft.

UPPER FLOOR 926 SQ. FT. 8'-0" CEILING HEIGHT



NORTH



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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property
Photos

INTERIOR





Property Photos

PRIMARY BEDROOM





Property Photos

INTERIOR





Property Photos

EXTERIOR





Location

(GIS) MAPPING



Positioned along the scenic shoreline of Blue Heron Road, this exceptional waterfront home offers a tranquil coastal setting with sweeping marina and ocean views, while remaining just minutes to Sidney's shops, parks, marinas, ferries and airport.





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