

390 WAIN RD

North Saanich





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SUMMARY OVERVIEW



LISTING PRICE:

\$3,195,000



LIVING AREA:

4,021 sq. ft.



BEDROOMS:

4



BATHROOMS:

4





Set on a private, sun-filled 0.84-acre lot in sought-after Deep Cove, this custom home offers over 4,000 sq.ft. of beautifully finished living space just steps from swimmable beaches, schools, parks, and hiking trails. Designed for effortless main-level living, the home features a stunning primary suite with a spacious walk-in closet and spa-inspired ensuite with a freestanding soaker tub and generous shower. The open-concept living area showcases 15' vaulted ceilings, expansive windows, and a seamless flow into the entertainer's kitchen with walk-in pantry and wet bar. Upstairs offers two additional bedrooms and flexible family space. A self-contained one-bedroom suite provides excellent income or in-law potential. Additional highlights include an oversized triple-car garage with workshop, multiple outdoor patios, and a quiet, private setting. Move-in ready and impeccably maintained, this timeless home offers modern comforts, exceptional privacy, and sun-filled living in a premier North Saanich location..



Property Floorplan

Main	2,494 sq. ft.
Upper	1,071 sq. ft.
Suite	456 sq. ft.

TOTAL AREA 4,021 sq. ft.

Garage	1,022 sq.ft.
Balcony/Patio	1,195 sq.ft.



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



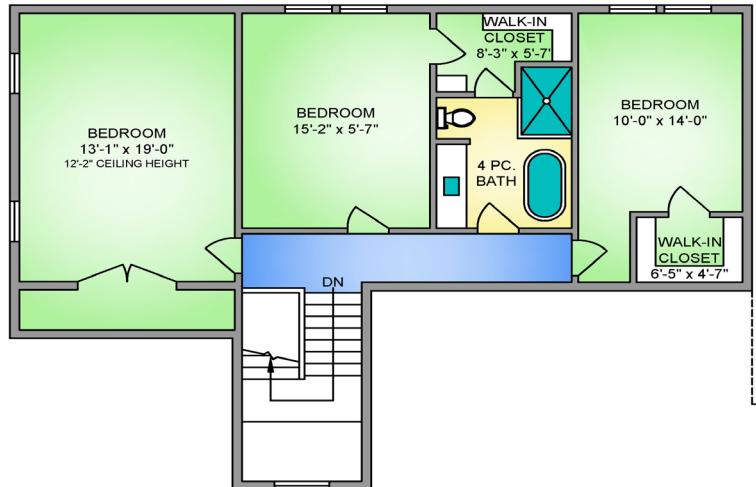
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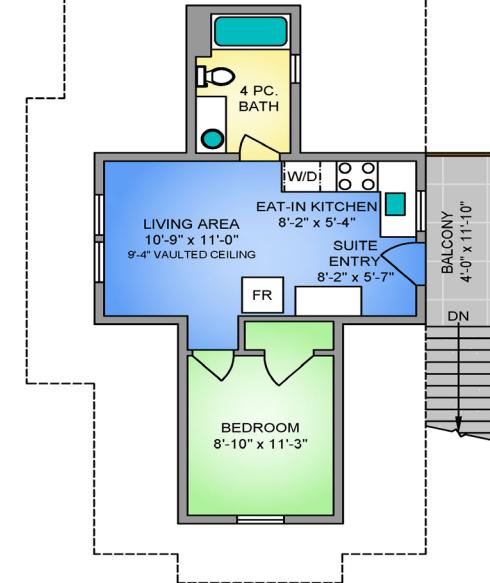
TOTAL AREA 4,021 sq. ft.

Garage	1,022 sq.ft.
Balcony/Patio	1,195 sq.ft.

UPPER FLOOR
1071 SQ. FT.
9'-0" CEILING HEIGHT



SUITE
456 SQ. FT.
8'-0" to 9'-4" CEILING HEIGHT



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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

PRIMARY BEDROOM & ENSUITE





Property Photos

INTERIOR





Property Photos

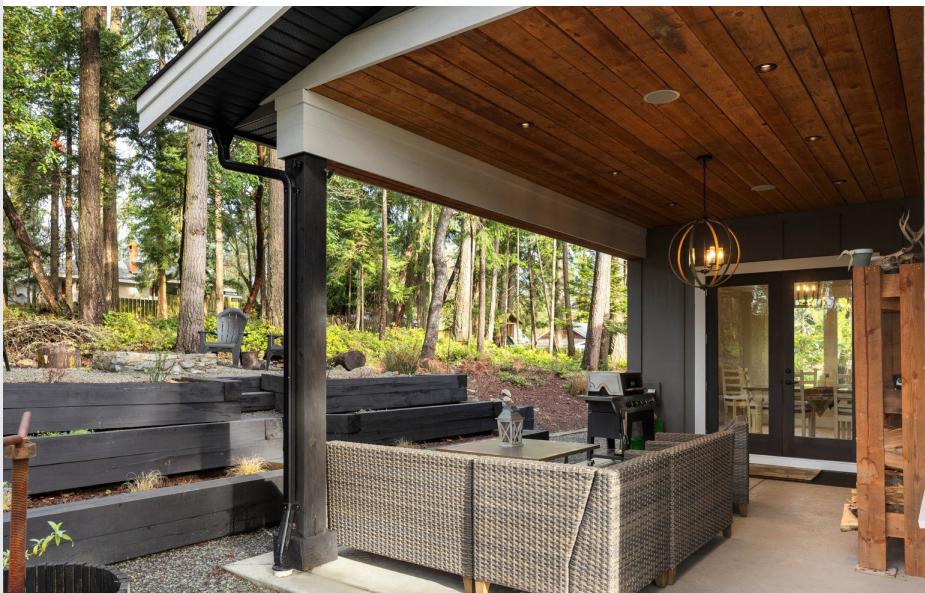
SUITE





Property Photos

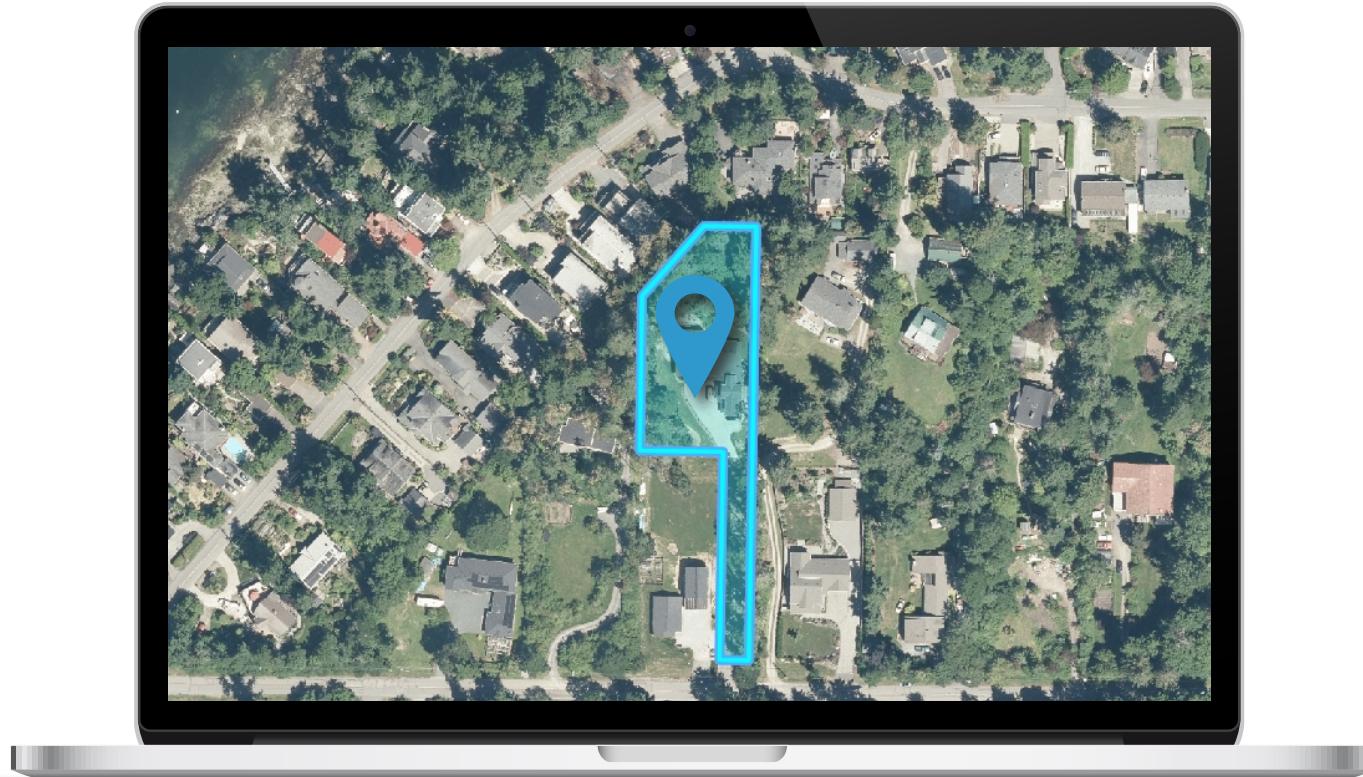
EXTERIOR





Location

(GIS) MAPPING

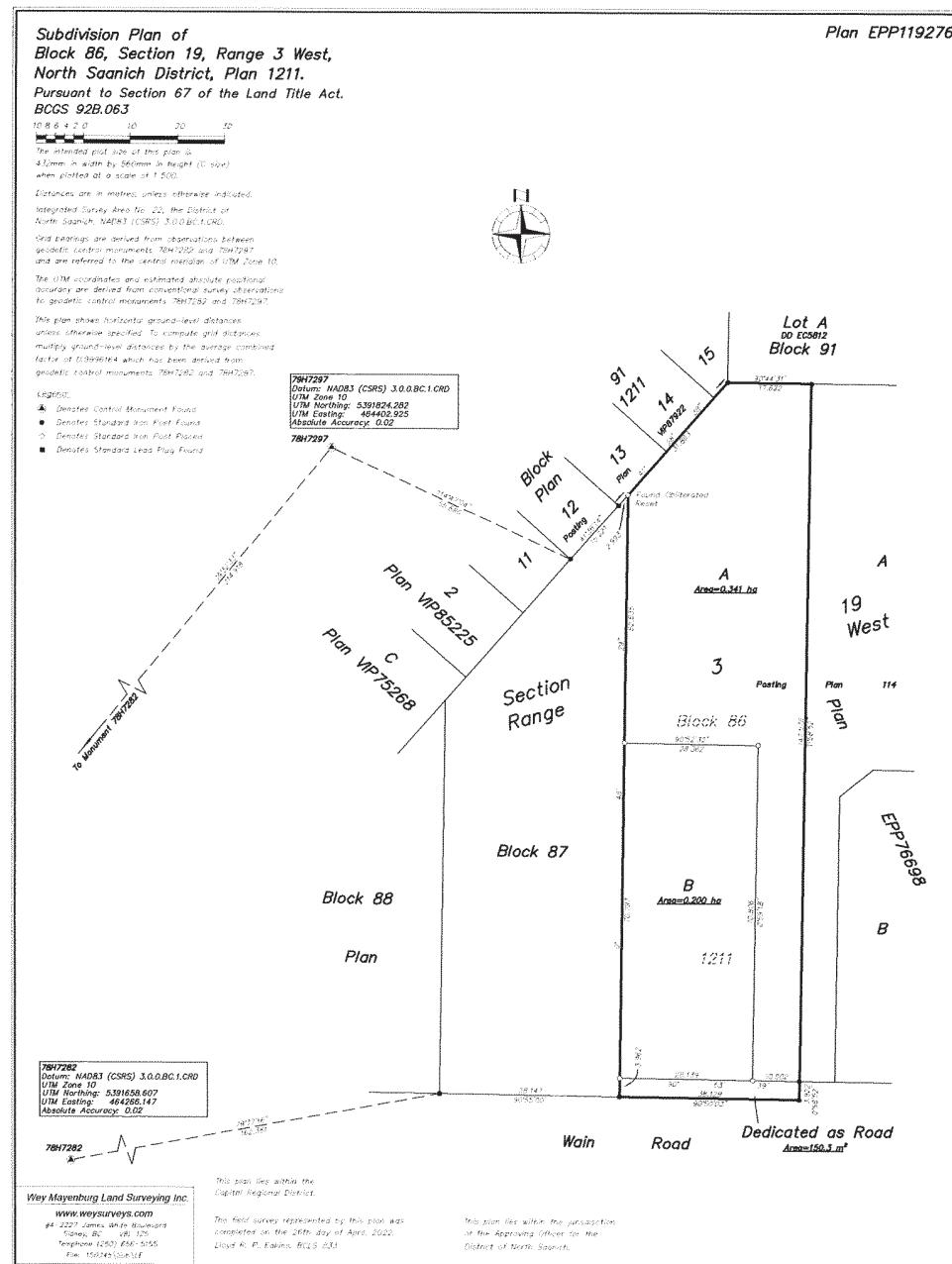


Set along Wain Road in North Saanich, this desirable setting offers a blend of rural tranquility and everyday convenience. Characterized by larger properties, open surroundings, and a quiet, country-road feel, Wain Road provides a sense of space and privacy while remaining just minutes from Sidney's shops, cafés, and waterfront. With easy access to beaches, scenic walking routes, marinas, and the airport, this location is ideal for those seeking a relaxed lifestyle with room to breathe—without sacrificing connectivity to town amenities.



Location

SUBDIVISION PLAN





Features & Finishes

INTERIOR LIVING SPACE

- Spacious open-concept layout
- Custom front and rear entry doors
- Custom oak wood railings and spindles
- Custom wood mantle with K2 ledgerstone surround
- Three custom barn doors
- Primary bedroom on the main floor with a second primary suite upstairs
- Electrolux washer & dryer
- Oversized ceilings on the main & second floors
- 15' vaulted T&G ceiling
- High-efficiency wood-burning rock fireplace
- Engineered wide plank oak floors throughout
- Designer light fixtures
- Designer series plumbing fixtures
- 8" flat-painted baseboards throughout
- Built-in vacuum in main house & suite
- Interior and exterior surround sound system

GOURMET KITCHEN

- Quartz countertops & designer tile backsplash
- Custom wood cabinets with soft-close drawers and doors
- Fisher & Paykel stainless steel fridge & gas stove
- Bosch dishwasher
- Sharp carousel convection microwave
- Silhouette professional bar fridge

PRIMARY BEDROOM RETREAT

- Generous primary bedroom retreat
- Walk-in closet with custom birch organizers

PRIMARY ENSUITE

- Spa-inspired ensuite bathroom
- Oversized double shower with built-in seat and custom
- 10mm glass enclosure
- Elegant freestanding soaker tub

BATHROOMS

- Thoughtfully appointed secondary bathrooms
- Quality fixtures and finishes throughout
- Elegant freestanding soaker tub

EXTERIOR DESIGN & OUTDOOR LIVING

- Spacious 3-car garage with separate workshop area
- Insulated steel garage doors with automatic openers
- Private gently sloped park-like setting
- Custom timber framing with fir posts & beams
- Custom fir soffit
- Sunny private patio and outdoor firepit
- Covered outdoor dining area
- Quick-connect BBQ outlet
- Driveway parking with old-country interlocking pavers
- Stamped concrete patios
- Gutter guards



Features & Finishes

MECHANICAL, WINDOWS & INFRASTRUCTURE

- Lennox Elite Series 5-ton heat pump and air conditioning system
- Backup 20kW electric heat for optimal comfort
- In-floor radiant heating in bathrooms and laundry room
- Ply Gem oversized vinyl windows with argon fill and screens
- Municipal water and sewer
- Heated and vented 36" crawl space
- Underground separate hydro services for main house and suite
- One-bedroom suite with separate utilities
- Travelers Home Warranty (2-5-10)



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