



1701 TEXADA

North Saanich





FOR SALE



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North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$2,799,000



LIVING AREA:

5,235 sq. ft.



BEDROOMS:

4



BATHROOMS:

5



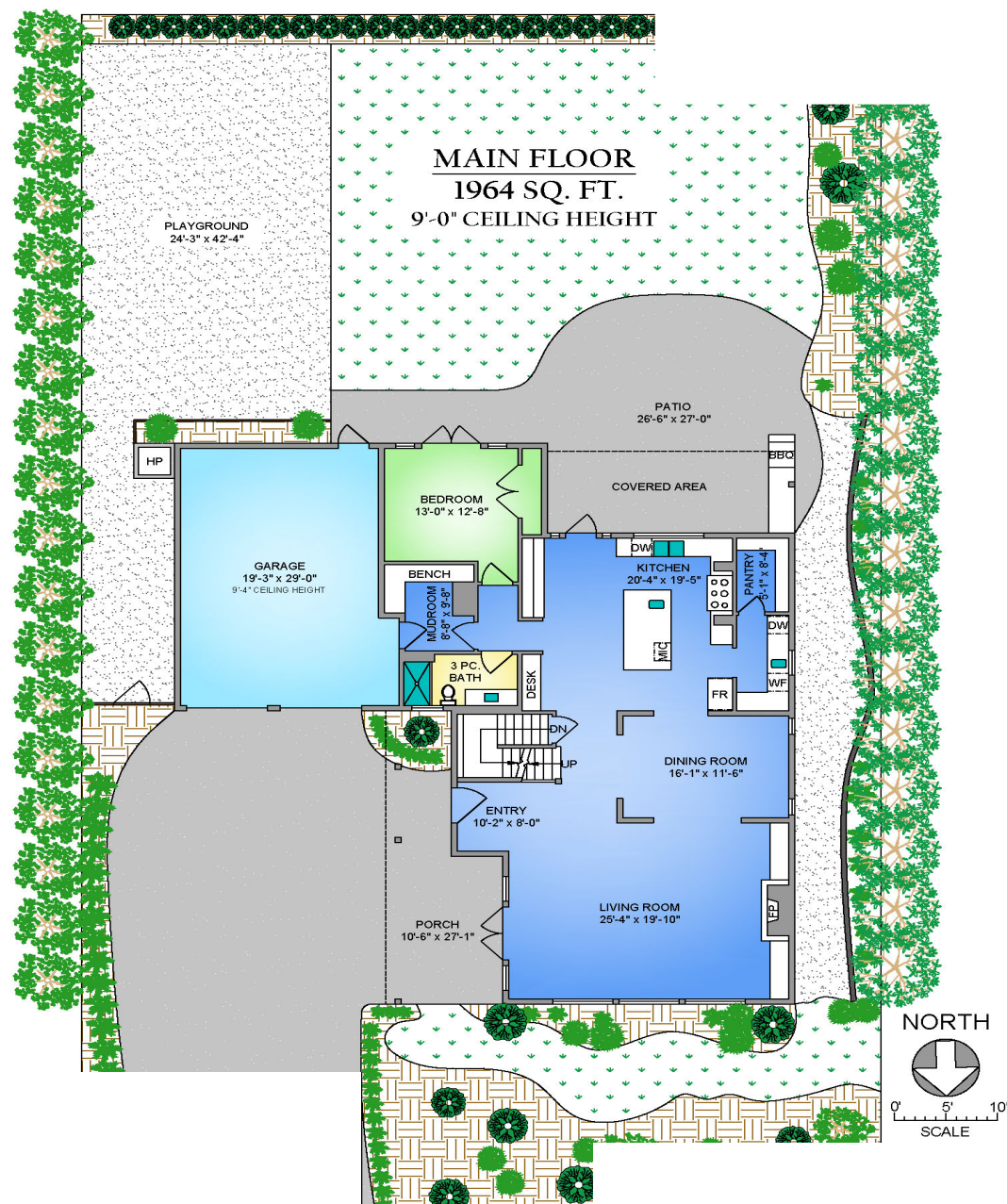
Tucked away on a quiet cul-de-sac near scenic hiking trails, this stunning coastal-inspired home offers breathtaking sunrise and ocean views. Thoughtfully designed with timeless finishes and abundant natural light, it's truly move-in ready. The showstopping primary suite is a serene retreat featuring expansive windows and beautiful water views. The open-concept main floor is perfect for entertaining, complete with a chef's kitchen, oversized island, butler's pantry, and elegant living spaces. Downstairs, enjoy a fully finished basement with a theatre room and dedicated gym area. Step outside to a fully fenced, low-maintenance yard that backs onto lush green space, professionally landscaped for privacy and year-round enjoyment. An excellent opportunity to own a refined, family-friendly home in an exceptional location.



Main	1,964 sq. ft.
Upper	1,834 sq. ft.
Lower	1,437 sq. ft.

TOTAL AREA 5,235 sq. ft.

Garage	627	sq. ft.
Porch/Patio	853	sq. ft.



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

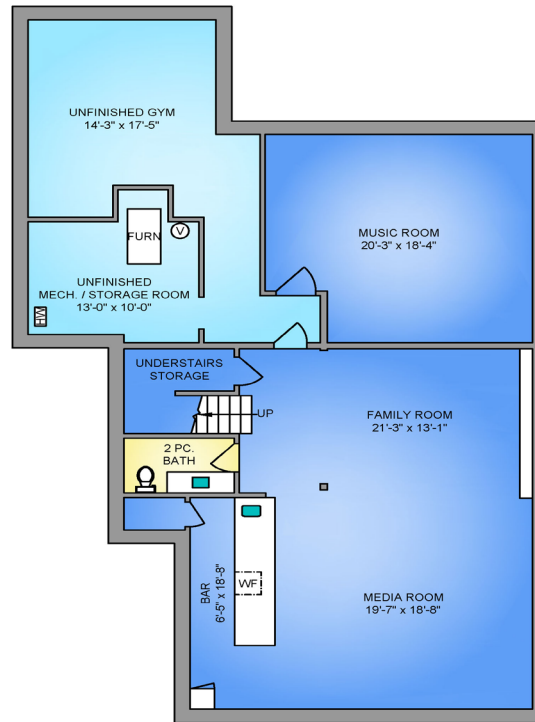


Property Floorplan

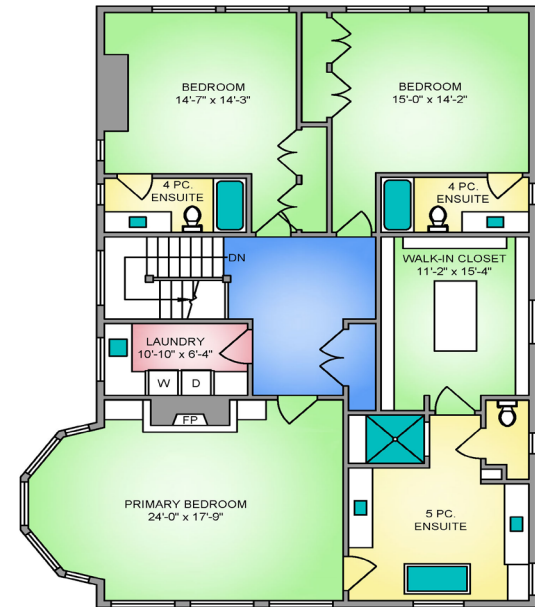
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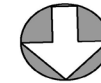


UPPER FLOOR 1834 SQ. FT. 9'-0" CEILING HEIGHT



LOWER FLOOR 1437 SQ. FT. 8'-0" CEILING HEIGHT

NORTH



0' 5' 10'
SCALE

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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

INTERIOR





Property Photos

PRIMARY BEDROOM
AND ENSUITE





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

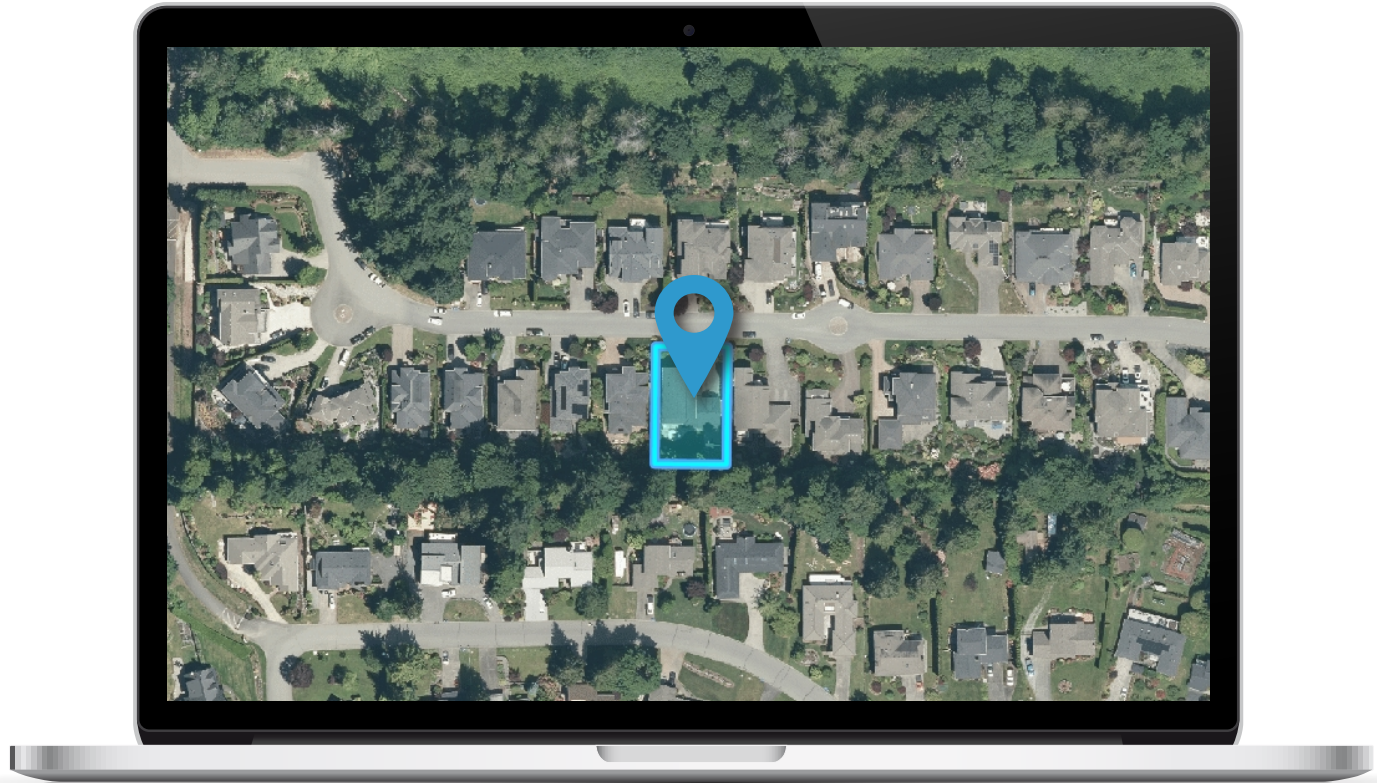
EXTERIOR





Location

(GIS) MAPPING



Located on desirable Texada Terrace in North Saanich, this exceptional home enjoys a peaceful West Coast setting surrounded by natural beauty, mature trees and tranquil coastal landscape, offering privacy while remaining close to parks, trails, marinas, ferries and the airport.





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