# 1701 Texada

North Saanich

CHACE WHITSON
PERSONAL REAL ESTATE CORPORATION




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## North Saanich

### SUMMARY OVERVIEW

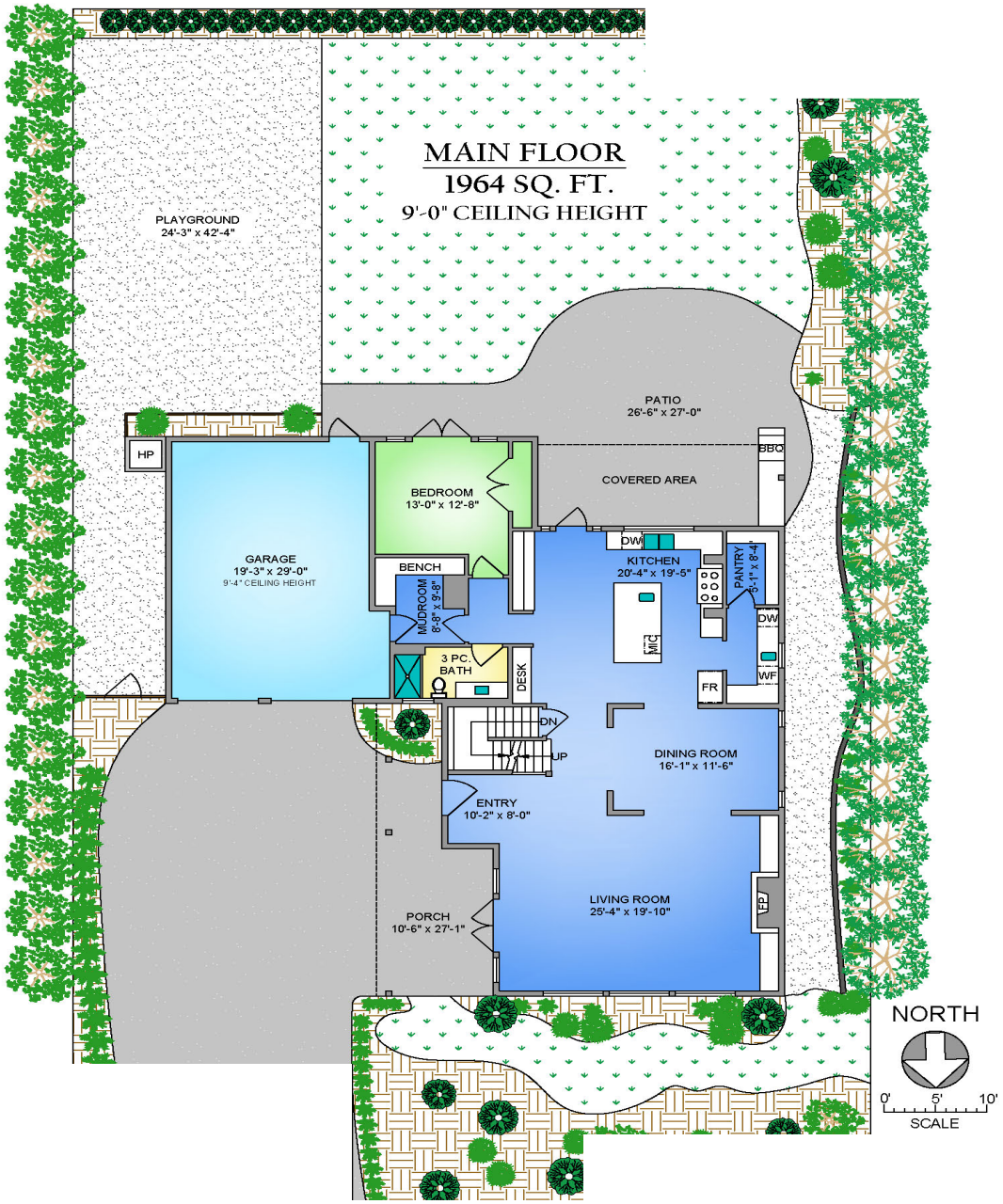
| | |
|---|---|
| LISTING PRICE: | $2,799,000 |
| LIVING AREA: | 5,235 sq. ft. |
| BEDROOMS: | 4 |
| BATHROOMS: | 5 |



Situated on a quiet cul-de-sac near scenic hiking trails, this exceptional coastal-inspired home captures breathtaking ocean views and spectacular sunrises. Thoughtfully designed with timeless finishes, elegant details, and abundant natural light, the home is beautifully appointed and move-in ready. The impressive primary suite offers a luxurious private retreat with expansive windows framing stunning water views. Designed for effortless living and entertaining, the open-concept main level features a chef's kitchen, oversized island, butler's pantry, and elegant living spaces. The fully finished lower level offers a dedicated theatre room and gym area, providing versatility for the whole family. Outdoors, a fully fenced, professionally landscaped yard backs onto lush green space, offering privacy and low-maintenance enjoyment year-round. A remarkable opportunity to enjoy refined coastal living, beautiful natural surroundings, and a peaceful, family-friendly setting.

# Property Floorplan

| | | |
|---|---|---|
| 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. |

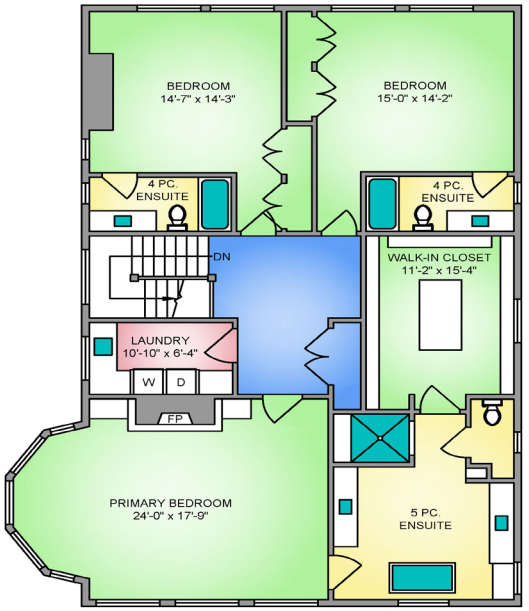



* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS

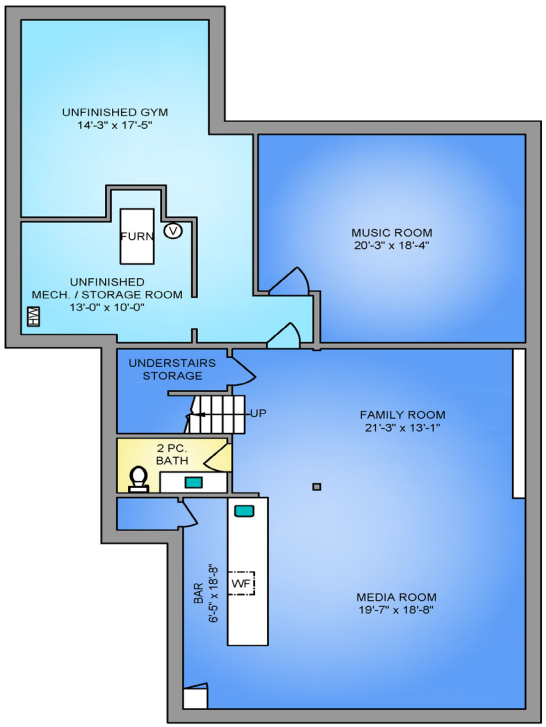
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## UPPER FLOOR
1834 SQ. FT.
9'-0" CEILING HEIGHT




## 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

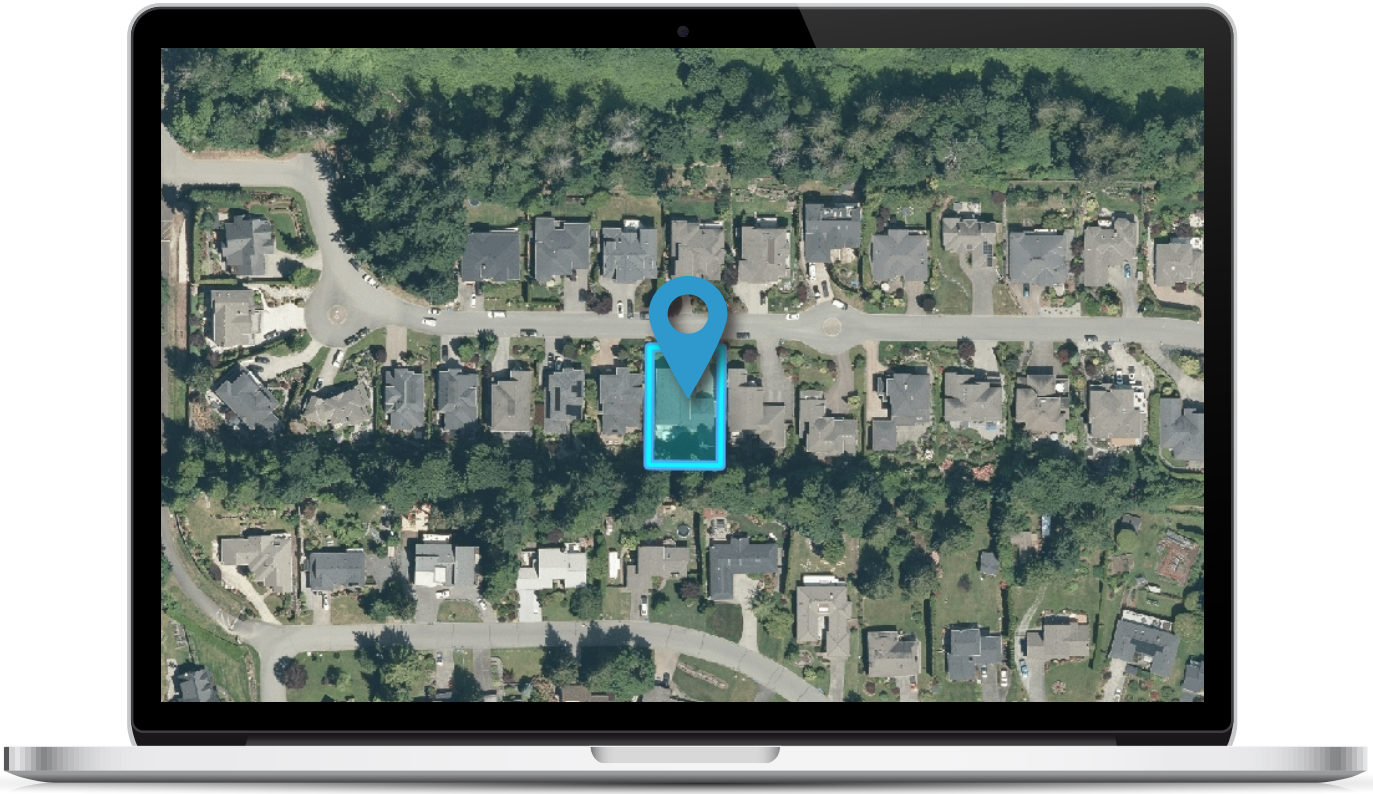
## Exterior





# 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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