

2355 TRYON

North Saanich





FOR SALE



2355 Tryon Rd.

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$4,495,000



LIVING AREA:

3,428 sq. ft.



BEDROOMS:

4



BATHROOMS:

3



South-facing oceanfront living with exceptional, unobstructed 180° views and outstanding sun exposure from sunrise to sunset. Privately set behind a gated entrance on a beautifully landscaped, low-maintenance half-acre lot, this home offers “over 1,050 sq.ft of ocean facing decks for seamless indoor-outdoor living. Enjoy easy beach access directly in front—perfect for launching a kayak or paddleboard—then unwind in the premium saltwater hot tub. Oversized windows fill the open-concept interior with natural light and showcase captivating views from nearly every room. The flexible layout offers 3 bedrooms plus an office or 4 bedrooms. A designer kitchen with high-end appliances anchors the space, complemented by hardwood floors, outdoor kitchen, infrared heaters and integrated sound system. Solar panels provide impressive energy savings. Double garage with Level 2 charger, ample storage and a quiet setting minutes to Sidney.

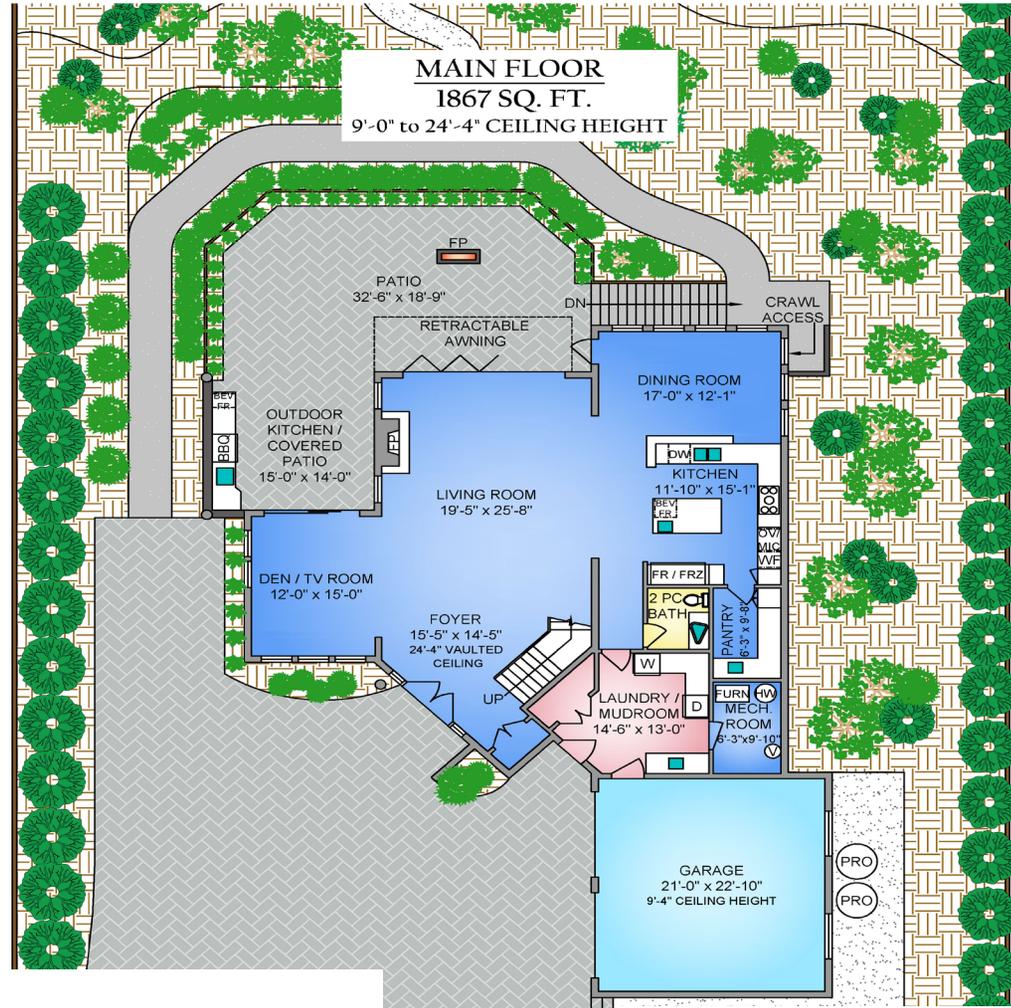


Property Floorplan

Main 1,867 sq. ft.
Upper 1,561 sq. ft.

TOTAL AREA 3,428 sq. ft.

Garage 527 sq. ft.
Patio/Balcony 1,071 sq. ft.



NORTH



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



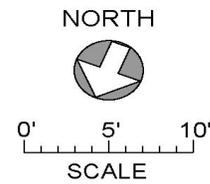
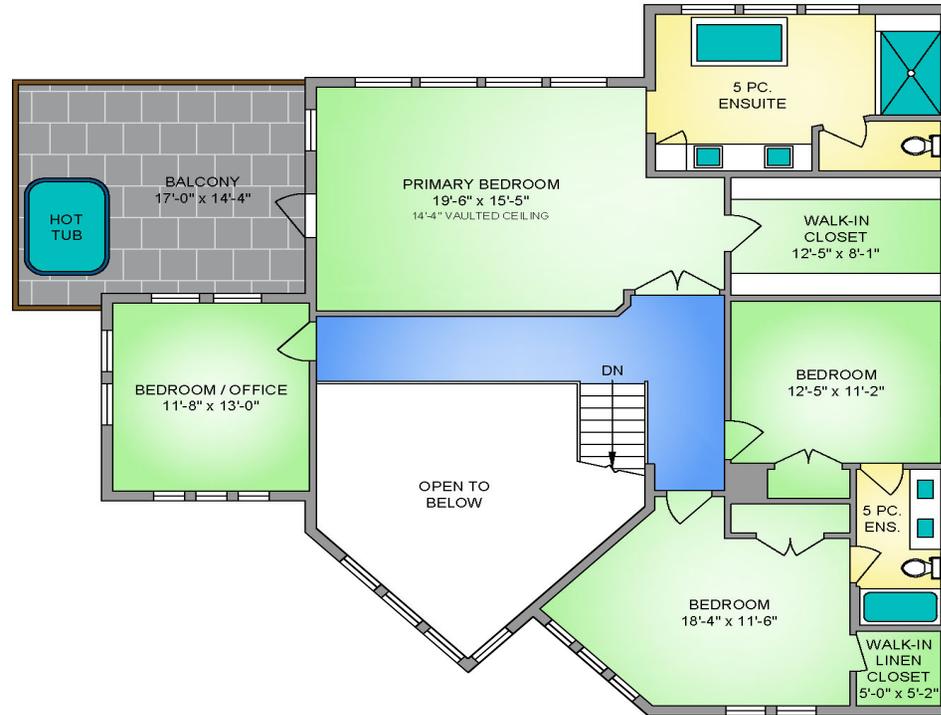
Property Floorplan

Main 1,867 sq. ft.
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TOTAL AREA 3,428 sq. ft.

Garage 527 sq. ft.
Patio/Balcony 1,071 sq. ft.

UPPER FLOOR 1561 SQ. FT. 9'-0" to 14'-4" CEILING HEIGHT



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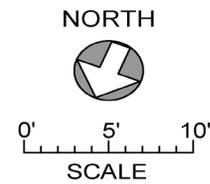
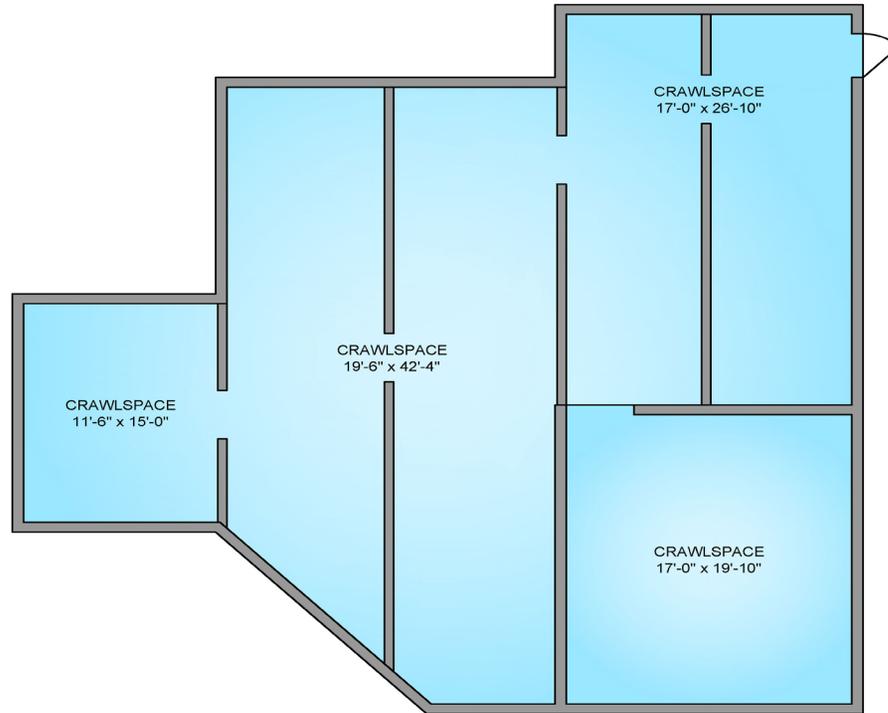
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CRAWLSPACE
1883 SQ. FT.
4'-4" to 7'-4" CEILING HEIGHT

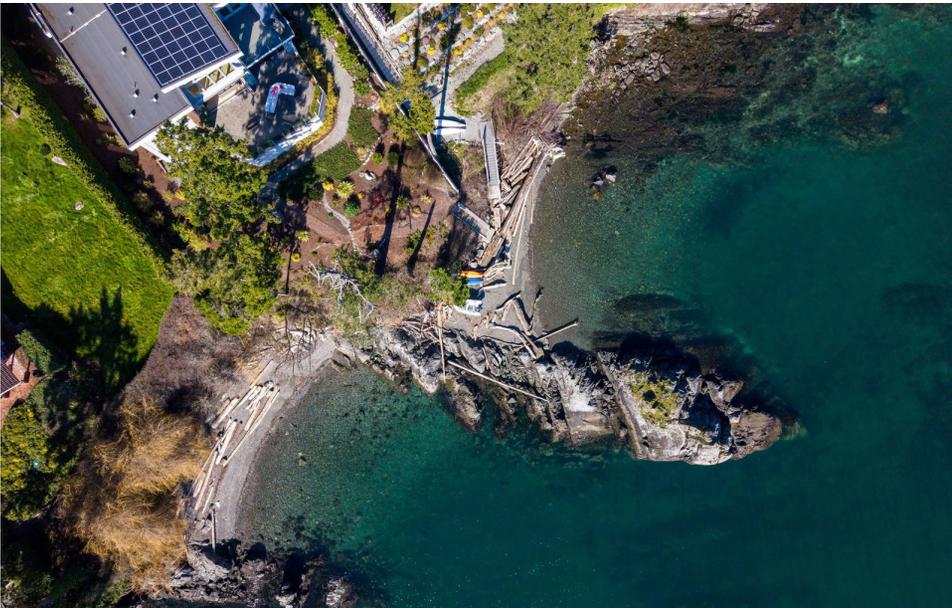


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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

PRIMARY BEDROOM AND ENSUITE





Property Photos

EXTERIOR





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