



2355 TRYON

North Saanich





FOR SALE



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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.

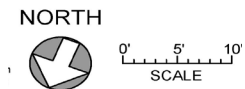


Property Floorplan

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.



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



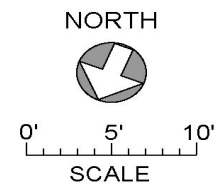
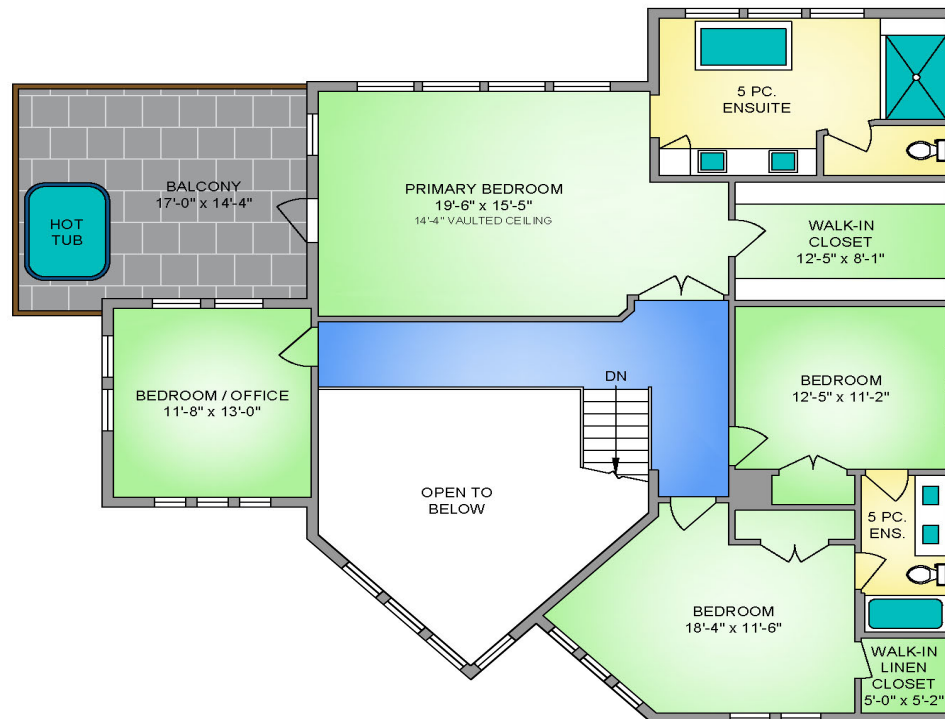
Property Floorplan

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.

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



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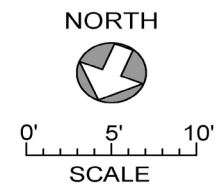
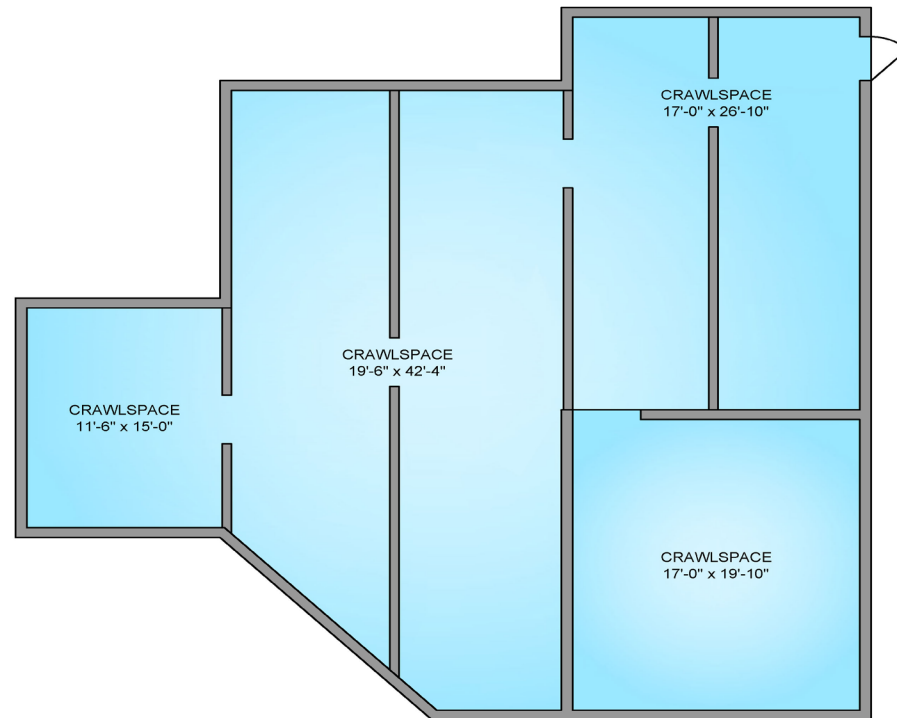
Property Floorplan

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.

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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