

406-940 BOULDERWOOD

Saanich





FOR SALE



406-940 Boulderwood Rise

Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$899,000



LIVING AREA:

1,765 sq. ft.



BEDROOMS:

2



BATHROOMS:

2



Set within the sought-after Boulderwood Rise community, this beautifully renovated 2 bed, 2 bath residence offers over 1,750 sq.ft. of refined living w/ sweeping ocean & mountain views from nearly every room. Hardwood flooring flows seamlessly throughout the bright, open-concept layout, anchored by a chef-inspired kitchen w/ quartz countertops & generous storage. The spacious living & dining areas open to the balcony & feature a cozy natural gas fireplace, creating an inviting space for both everyday living & entertaining. The generous primary suite includes a private balcony, walk-through closet & a spa-inspired 5-piece ensuite w/ soaker tub. Located in a well-managed, pet-friendly building w/ secure underground parking & storage. Just minutes from Cordova Bay beaches, parks, shopping, & dining, w/ convenient access to the Patricia Bay Highway & surrounding walking trails. An exceptional opportunity offering space, views, & move-in ready comfort in a highly desirable location.

UNIT 406 - 940 BOULDERWOOD RISE

1750 SQ. FT.

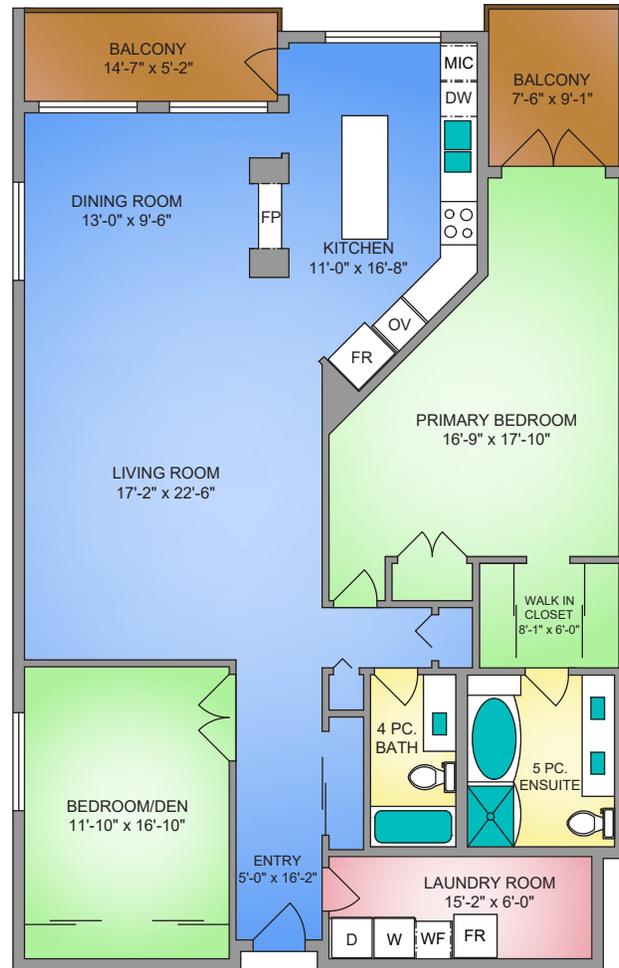
8'-0" CEILING HEIGHT



Property Floorplan

LIVING AREA 1,765 sq. ft.

Balcony 143 sq. ft.



NORTH



0' 5' 10'
SCALE

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



Property Photos





Property Photos





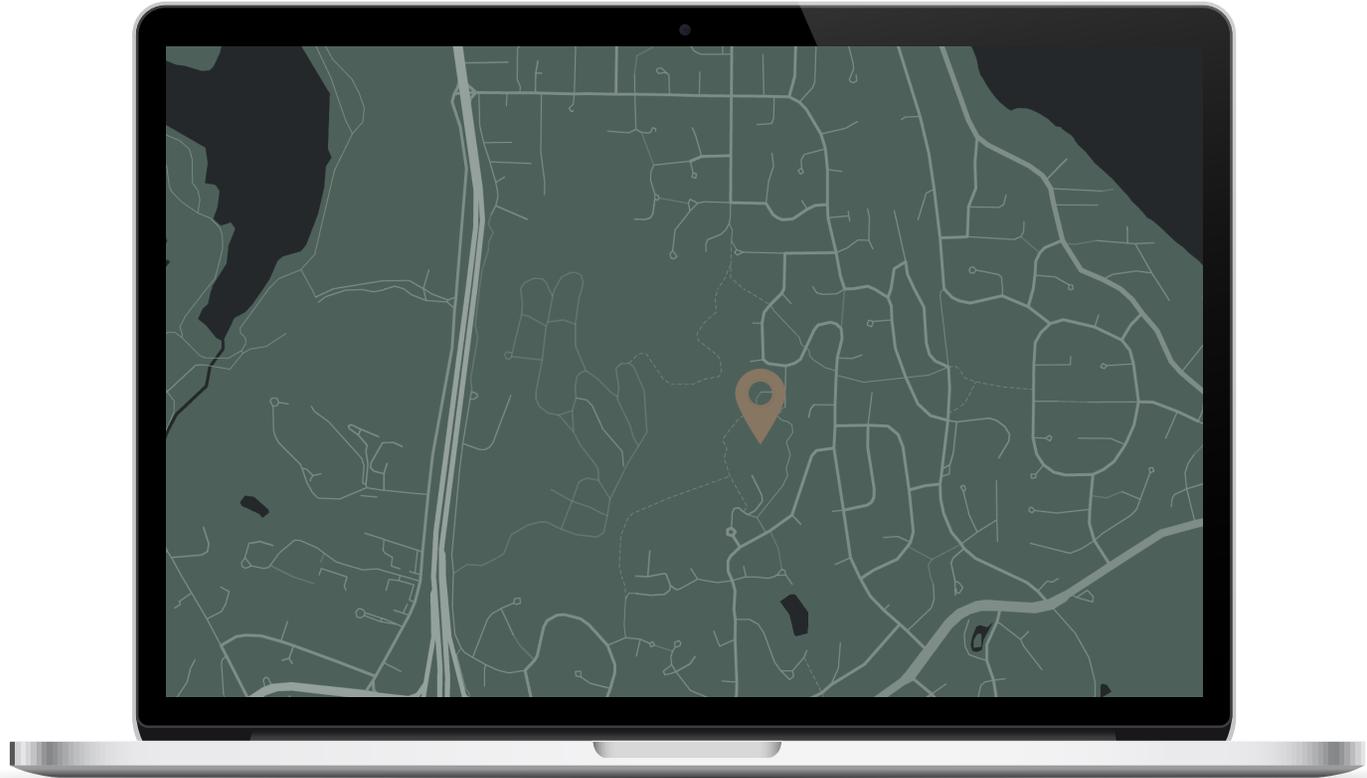
Property Photos





Location

(GIS) MAPPING



Tucked into the established and highly sought-after Broadmead neighbourhood of Saanich, this picturesque community is known for its beautifully landscaped streets, mature greenery, and peaceful residential setting. Offering a perfect balance of privacy and convenience, Broadmead is just minutes to Broadmead Village, Royal Oak Shopping Centre, parks, and everyday amenities. Residents enjoy easy access to walking trails, golf courses, and nearby lakes, creating an ideal lifestyle for those who appreciate both nature and accessibility. With its welcoming atmosphere and well-maintained surroundings, Broadmead remains one of Saanich's most desirable places to call home.



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