



1677 Lands End

North Saanich





FOR SALE



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North Saanich

Summary Overview



LISTING PRICE:	\$3,990,000
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LIVING AREA:	3,656 sq. ft.
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BEDROOMS:	4 + Office
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BATHROOMS:	3
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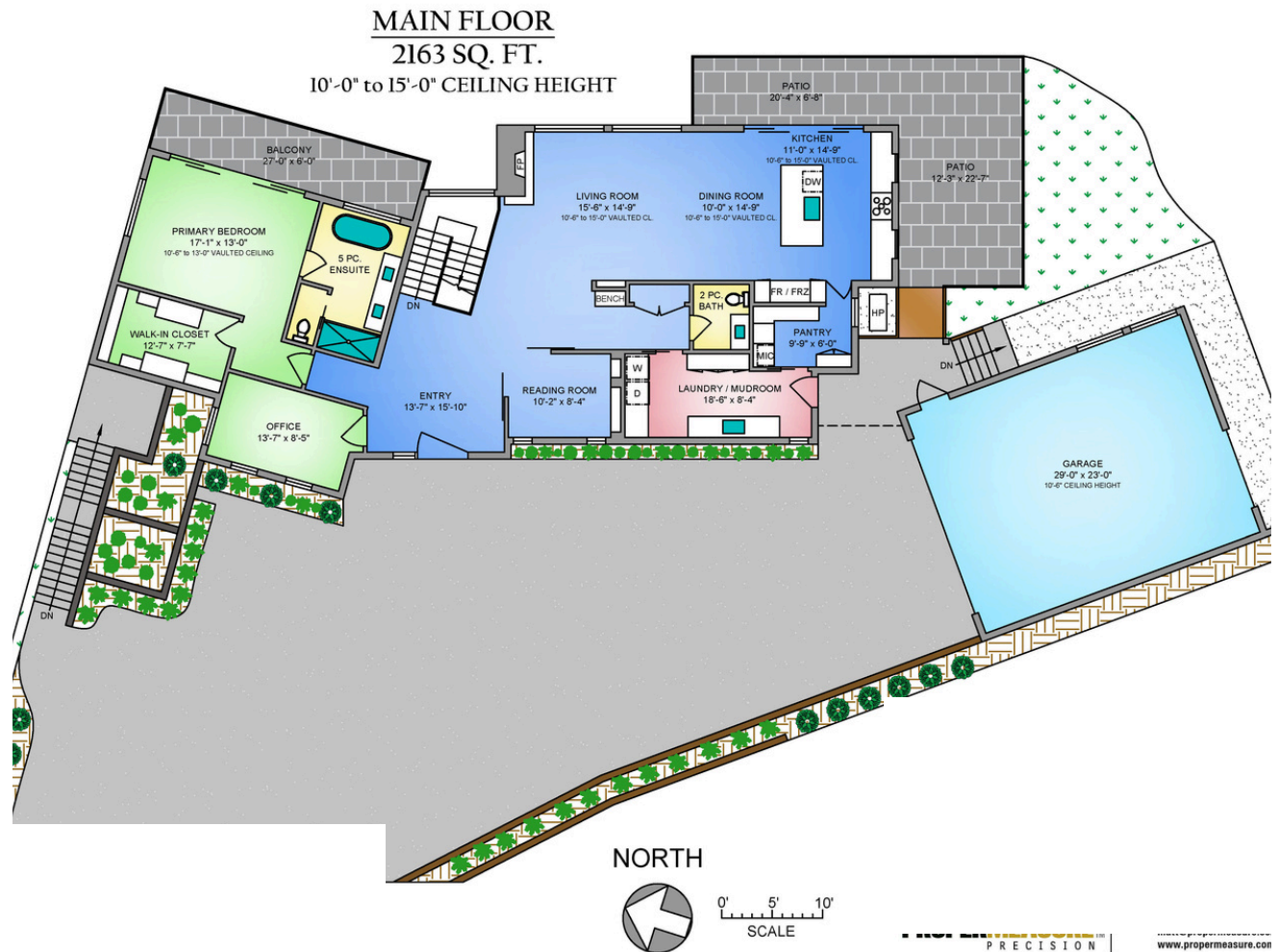


Crafted by Villamar Construction, this exceptional oceanfront residence with beach access is set on a private 0.90-acre estate in coveted North Saanich. Offering 3,656 sq ft of refined living, this 4-bed + office, 3-bath home seamlessly blends modern architecture with timeless West Coast design. The open-concept main level is filled with natural light, highlighted by 10" to 15" ceilings with wood accent, engineered oak floors, custom millwork, and a designer kitchen featuring premium Fisher & Paykel appliances and marble surfaces. The stunning primary suite offers vaulted ceilings, a spa-inspired ensuite with heated tile floors, and oversized sliding doors opening to a private patio. The lower level provides flexible space for guests or extended family. Expansive decks, a double garage, and beautifully landscaped grounds enhance outdoor living. Minutes to beaches, trails, marinas, YYJ, and BC Ferries, this home offers privacy, quality, and an exceptional coastal lifestyle, a rare offering in a premier setting.



Property Floorplan

Main Level	2,163 sq. ft.
Lower Level	1,943 sq. ft.
TOTAL LIVING	3,656 sq. ft.
Garage	735 sq. ft.
Deck/Patio	743 sq.ft.





Property Floorplan

Main Level 2,163 sq. ft.

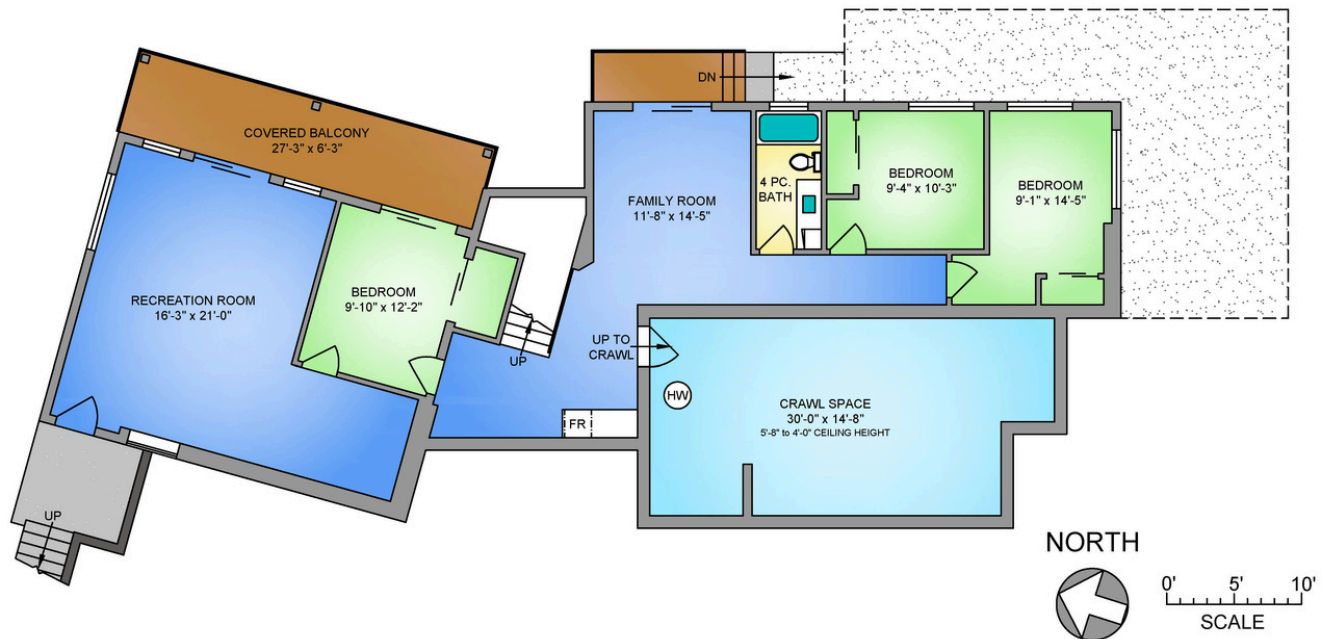
Lower Level 1,943 sq. ft.

TOTAL LIVING 3,656 sq. ft.

Garage 735 sq. ft.

Deck/Patio 743 sq.ft.

LOWER FLOOR 1493 SQ. FT. 10'-0" CEILING HEIGHT





Property Photos

Exterior





Property Photos

Interior





Property Photos

Interior





Property Photos

Interior





Luxury Coastal Residence

Crafted by Villamar Construction, this exceptional custom-built residence is set on a private 0.90-acre estate, seamlessly blending modern architecture with elevated interior design and West Coast living.

Architectural Design & Layout

A striking contemporary design with clean rooflines, expansive glass, and seamless indoor-outdoor living.

- Bright open-concept main floor (2,163 sq.ft.)
- Lower level with additional bedrooms and flexible living space
- Potential for suite or multi-generational living
- 743 sq.ft. of outdoor decks
- Oversized 735 sq.ft. double garage

Setting & Location

Nestled in one of North Saanich's most desirable coastal enclaves, this property offers rare privacy, natural beauty, and ocean views.

- Expansive 0.90-acre lot
- Surrounded by mature landscaping and protected natural areas
- Minutes to beaches, trails, and marinas
- Close to Victoria International Airport and BC Ferries
- Approx. 25 minutes to downtown Victoria

Outdoor Living

An entertainer's dream with seamless integration between indoor and outdoor spaces.

- Fully landscaped, park-like setting
- Expansive decks for year-round enjoyment
- Exceptional privacy and natural surroundings

Comfort & Efficiency

- Built to modern performance standards for long-term comfort.
- Designed to meet Energy Step Code 3
- Heat pump for efficient heating & cooling
- Advanced ventilation system
- EV charging station

Why This Home Stands Out

- Custom-built with architectural and designer-level finishes
- Rare combination of privacy, lot size, and location
- High-end materials beyond typical new construction
- Ideal for families, multi-generational living, or luxury buyers

An Exceptional Opportunity

This remarkable residence represents a rare offering on the Saanich Peninsula, combining architectural excellence, refined interiors, and a serene coastal setting to deliver an elevated lifestyle.



Luxury Coastal Residence

Kitchen & Living Spaces

Designed for both everyday living and elevated entertaining.

- Premium Fisher & Paykel appliance package
- Walk-in pantry with custom millwork
- Spacious laundry room with built-in cabinetry
- Linear fireplace with marble surround
- Formal dining area with statement chandelier

Primary Suite Retreat

A luxurious private sanctuary designed for comfort and relaxation.

- Vaulted ceilings
- Oversized walk-in closet
- Large sliding doors to private patio

Spa-Inspired Ensuite

- Freestanding soaker tub
- Double vanity with integrated lighting
- Walk-in shower with rain head & handheld fixture
- In-floor radiant heating

Interior Finishes

Thoughtfully curated by Caps Interiors, featuring a warm, modern palette and premium materials throughout.

Flooring:

- Engineered white oak hardwood in main living areas
- Designer porcelain tile in kitchen, dining, laundry & baths
- Plush carpeting in lower-level bedrooms and media spaces

Cabinetry & Millwork:

- Custom Sahara Oak veneer millwork (matte finish)
- Gardenia matte cabinetry accents
- Brushed satin nickel hardware throughout
- Hidden door to butler's pantry

Countertops & Surfaces:

- Vancouver Island marble in kitchen, fireplace & bathrooms
- Quartz surfaces in laundry and secondary spaces

Lighting Design:

A sophisticated blend of natural textures and modern fixtures.

- Statement rattan chandelier in dining area
- Designer kitchen island pendants
- Custom multi-pendant stairwell feature
- Layered lighting with sconces throughout



Location

(GIS) Mapping



Set along the highly sought-after Lands End corridor in North Saanich, this coastal enclave is defined by its quiet country roads, mature trees, and close connection to the shoreline. Just minutes to Deep Cove, local marinas, and the shops and services of Sidney, the area offers a rare blend of privacy, natural beauty, and everyday convenience.





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