



10301 WEST SAANICH

North Saanich





FOR SALE



10301 West Saanich Rd

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:	\$1,075,000
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LOT AREA	0.21 acres
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LIVING AREA:	1,438 square feet
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BEDROOMS:	4
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BATHROOMS:	1
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Positioned in the sought-after Pat Bay area of North Saanich, this charming seaside retreat offers a rare opportunity to enjoy coastal living just steps from the beach. Thoughtfully designed around a majestic Douglas-fir tree, the home blends seamlessly with its natural surroundings, creating a peaceful connection to the outdoors. Offering 4 bedrooms and 1 bathroom on a single level, the home features vaulted tongue-and-groove ceilings, skylights, hardwood flooring throughout, and a bright kitchen with warm wood countertops. Recent upgrades include new windows throughout and a heat pump with air conditioning for year-round comfort. Outside, beautifully landscaped grounds, two sun-soaked decks, and a detached studio create the perfect setting to relax, entertain, or work from home. Enjoy stunning sunsets over the water and quiet beach walks just across the road. Located moments from Deep Cove Market, the airport trail network, and only a short drive to Sidney, this is a special offering that captures the essence of the North Saanich waterfront lifestyle.



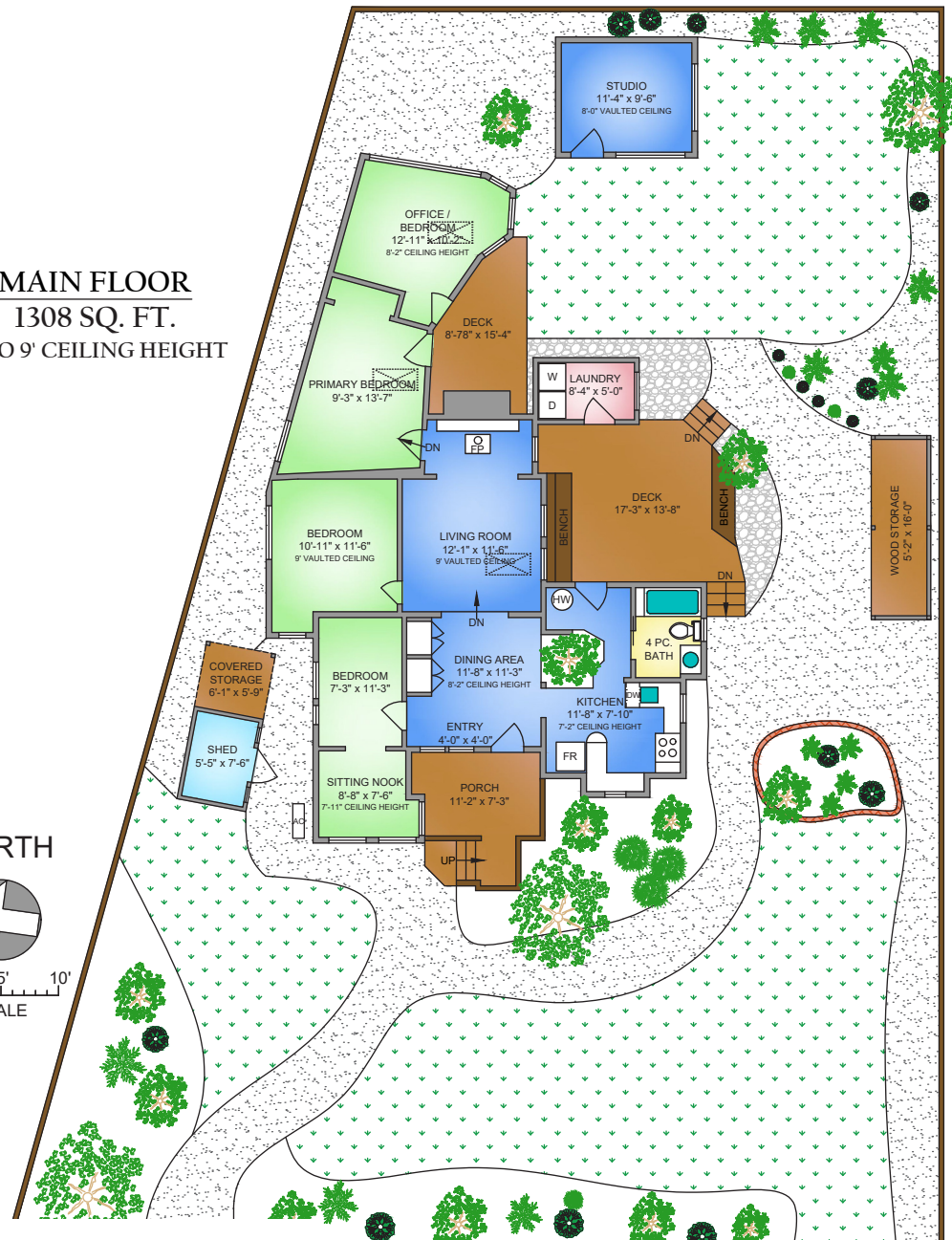
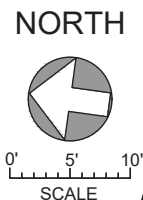
Property Floorplan

Main Level 1,308 sq.ft.
Studio 130 sq.ft.

TOTAL AREA 1,438 sq.ft.

Patio 391 sq.ft.

MAIN FLOOR 1308 SQ. FT. 8' TO 9' CEILING HEIGHT





Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Location

(GIS) MAPPING



North Saanich is one of Vancouver Island's most desirable coastal communities, known for its rural charm, ocean views, and relaxed lifestyle. Surrounded by beaches, parks, and farmland, it offers easy access to Sidney, Victoria International Airport, and BC Ferries. With abundant outdoor recreation, local farms, and waterfront parks, North Saanich perfectly blends natural beauty, privacy, and convenience.





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