

# 10652 MADRONA

North Saanich





FOR SALE



# 10652 Madrona Dr

North Saanich

SUMMARY OVERVIEW



LISTING PRICE: \$2,650,000



LOT AREA 0.23 acres



LIVING AREA: 2,802 square feet



BEDROOMS: 4



BATHROOMS: 3



Exceptional walk-on waterfront living on one of North Saanich's most sought-after coastlines. With coveted south-west facing exposure, this beautifully maintained 4-bedroom, 3-bathroom home enjoys panoramic views across the Saanich Inlet, spectacular sunsets, and warm evening sun year-round. Offering over 2,800 sq.ft. of thoughtfully designed living space, expansive windows fill the home with natural light and showcase breathtaking waterfront vistas from nearly every principal room. The main level features open-concept living and dining areas, an updated kitchen with custom cabinetry and quality appliances, and seamless access to over 1,300 sq.ft. of patios and outdoor entertaining space. Upstairs, the waterfront primary suite offers a walk-in closet, ensuite, sitting area, private balcony, and stunning views. Beautifully landscaped grounds lead directly to one of the area's finest swimming beaches, with easy walk-on shoreline access, a hot tub, and multiple waterfront patios. A rare opportunity just minutes from Sidney, Deep Cove, BC Ferries, and Victoria International Airport.



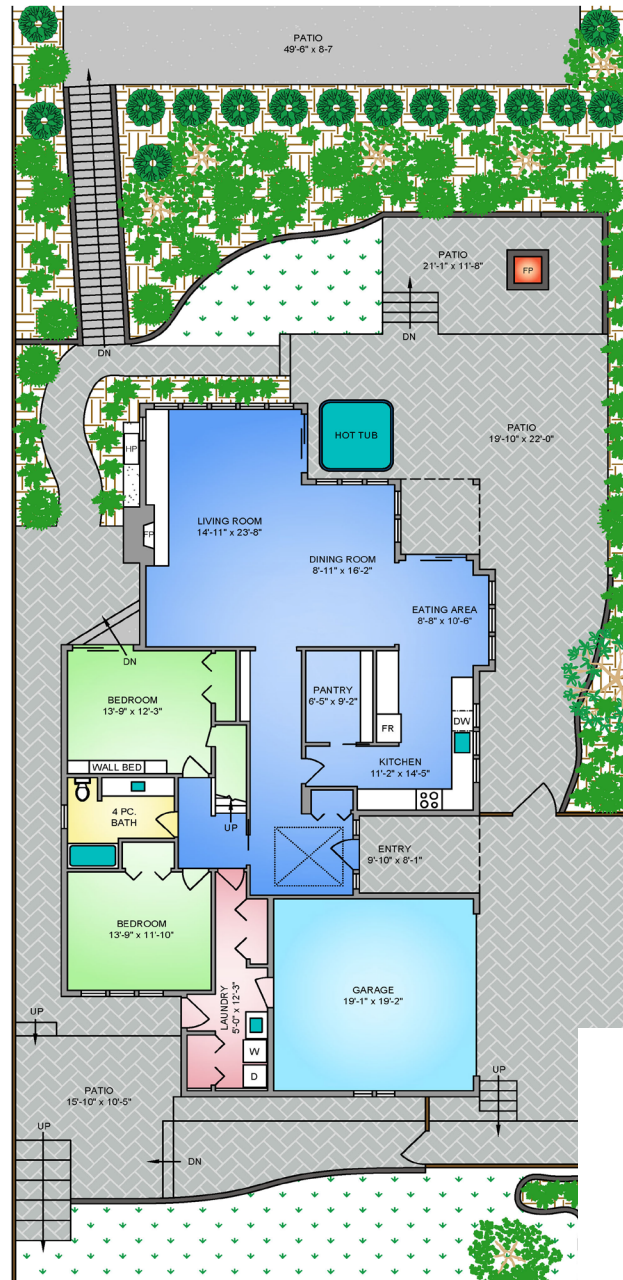
# Property Floorplan

Main Level 1,824 sq.ft.  
Upper Level 978 sq.ft.

**TOTAL AREA** 2,802 sq.ft.

Garage 402 sq. ft.

Deck/Patio 1,327 sq.ft.



**MAIN FLOOR**  
**1824 SQ. FT.**  
8'-0" CEILING HEIGHT

NORTH



0' 5' 10'  
SCALE



# Property Floorplan

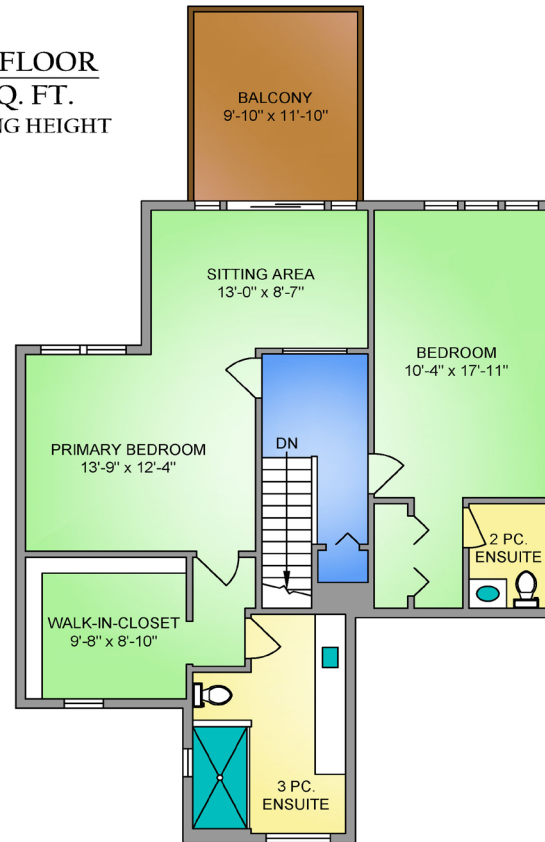
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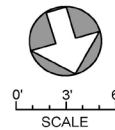
Garage 402 sq. ft.

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## UPPER FLOOR 978 SQ. FT. 8'-0" CEILING HEIGHT



NORTH





# Property Photos

EXTERIOR





# Property Photos

INTERIOR





# Property Photos

## PRIMARY BEDROOM AND ENSUITE





# Property Photos

EXTERIOR





## Location

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(GIS) MAPPING



Set along the breathtaking coastline of Deep Cove in North Saanich, this sought-after community is surrounded by lush forests, sheltered coves, and scenic waterfront vistas, offering a peaceful retreat from the everyday. Known for its welcoming, close-knit atmosphere, Deep Cove blends natural beauty with a true sense of connection. Outdoor enthusiasts will appreciate the abundance of activities right at their doorstep, from boating and kayaking to exploring nearby trails and beaches. With its idyllic setting and relaxed coastal charm, Deep Cove presents an exceptional lifestyle in one of the Peninsula's most desirable enclaves.



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