



2036 NEPTUNE

North Saanich





FOR SALE



2036 Neptune Road

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:	\$1,450,000
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LOT AREA	0.50 acres
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LIVING AREA:	1,725 square feet
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BEDROOMS:	2
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BATHROOMS:	2
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Set along a picturesque stretch of coastline, this oceanfront retreat captures the essence of West Coast living. Positioned on a private 0.5-acre lot, the home is thoughtfully oriented to maximize panoramic water views and ever-changing marine activity. The main level offers bright, comfortable living spaces where expansive windows frame the ocean beyond, while a generous waterfront deck creates the perfect setting for morning coffee, summer entertaining, or sunset evenings by the sea. Two bedrooms and a well-designed layout provide easy everyday living, while the lower level features a spacious family room, full bath, and substantial unfinished area offering excellent flexibility for future accommodation, a workshop, studio, or additional living space. A heat pump provides year-round comfort, and the fenced yard offers space for pets, gardening, or simply enjoying the coastal surroundings. Just steps from the shoreline, this is a rare opportunity to secure waterfront ownership with outstanding potential in a truly remarkable setting.



Property Floorplan

Main Level 1,106 sq.ft.

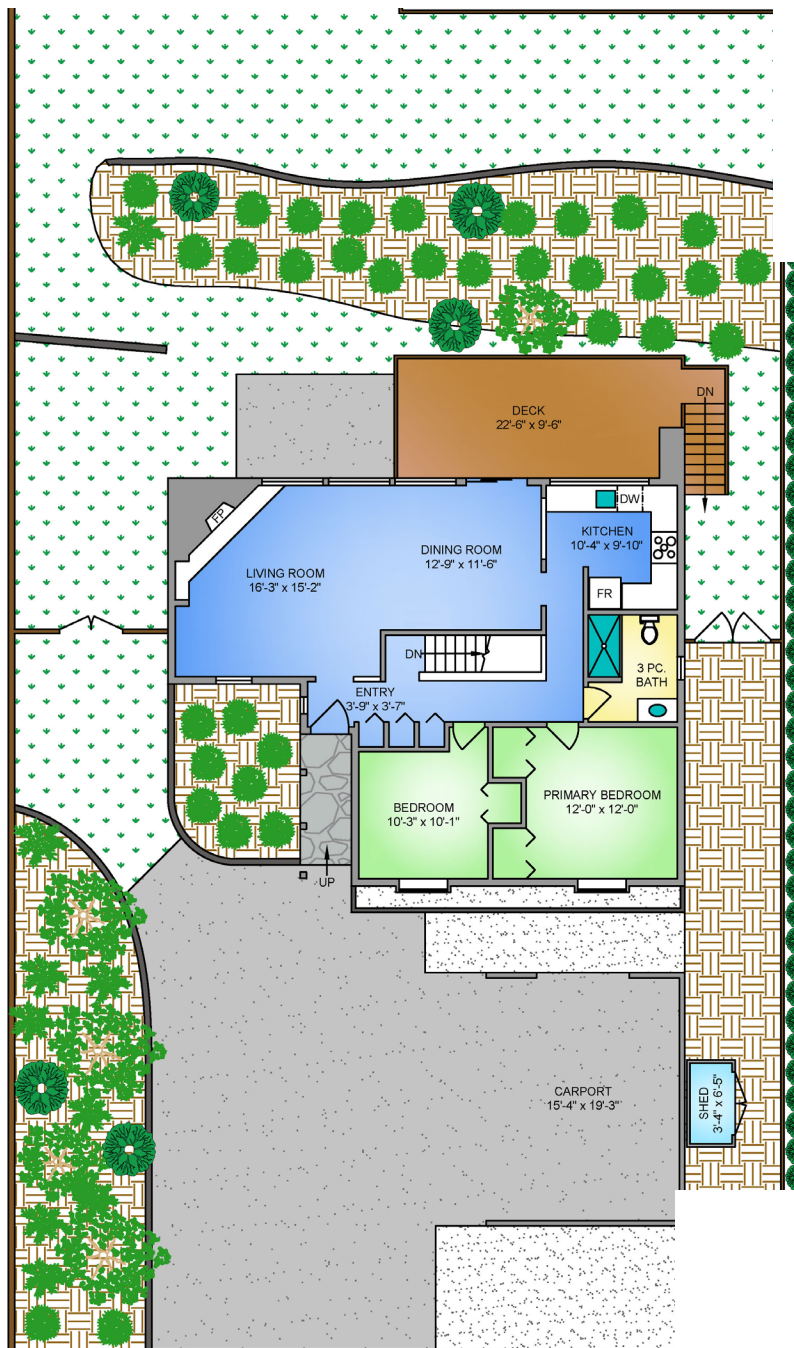
Lower Level 619 sq.ft.

TOTAL AREA 1,725 sq.ft.

Unfinished 536 sq. ft.

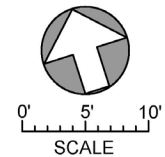
Carport 294 sq. ft.

Deck/Patio 500 sq.ft.



MAIN FLOOR
1106 SQ. FT.
8'-0" CEILING HEIGHT

NORTH





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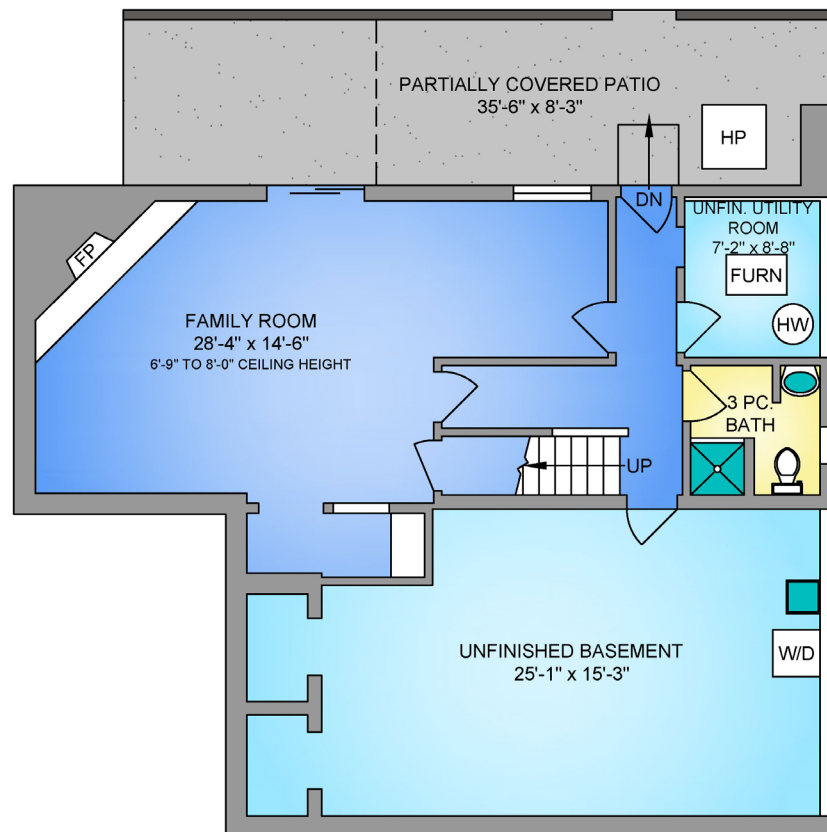
Carport 294 sq. ft.

Deck/Patio 500 sq.ft.

LOWER FLOOR

619 SQ. FT.

8'-0" CEILING HEIGHT



NORTH



0' 3' 6'
SCALE



Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Location

(GIS) MAPPING



Nestled in the heart of North Saanich, Neptune Road offers an exceptional blend of rural tranquility and coastal living. Surrounded by scenic farmland, oceanfront parks, and quiet country roads, this highly sought-after neighbourhood is known for its spacious properties, natural beauty, and relaxed West Coast lifestyle. Residents enjoy easy access to beaches, hiking trails, marinas, and local markets, while remaining just minutes from Sidney, BC Ferries, and Victoria International Airport. With its peaceful setting, strong sense of community, and proximity to everyday amenities, North Saanich remains one of the Peninsula's most desirable places to call home.



**CHACE
WHITSON**
PERSONAL REAL ESTATE CORPORATION



**Macdonald
Realty**



CEL • 250 818 9338 | TEL • 778 426 2262

Chace@ChaceWhitson.com | ChaceWhitson.com

2411 • Bevan Avenue Sidney, BC • V8L 4M9





Chace Whitson | 778.250.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com