



10994 MADRONA

North Saanich





FOR SALE



10994 Madrona Dr

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:	\$2,450,000
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LOT AREA	0.23 acres
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LIVING AREA:	2,179 sq.ft.
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BEDROOMS:	2
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BATHROOMS:	2
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Set along the coveted shores of Deep Cove, this impeccably maintained Arts & Crafts residence pairs timeless craftsmanship with an exceptional waterfront lifestyle. Substantially rebuilt in 2010, with a thoughtfully designed addition completed in 2016, the home showcases exceptional attention to detail, quality craftsmanship, and pride of ownership throughout. Designed for effortless main-level living, it features two primary bedroom suites, separate entrances, and an ideal layout for multigenerational living or guests. Rich hardwood floors, custom millwork, vaulted ceilings, and expansive windows frame picturesque ocean views. Enjoy warm afternoon sun from the sundeck or stroll to the nearby beach, where sheltered waters invite swimming, paddleboarding, kayaking, and unforgettable sunsets. Beautifully landscaped grounds complete this exceptional offering, just minutes from the Town of Sidney, wineries, and parks..

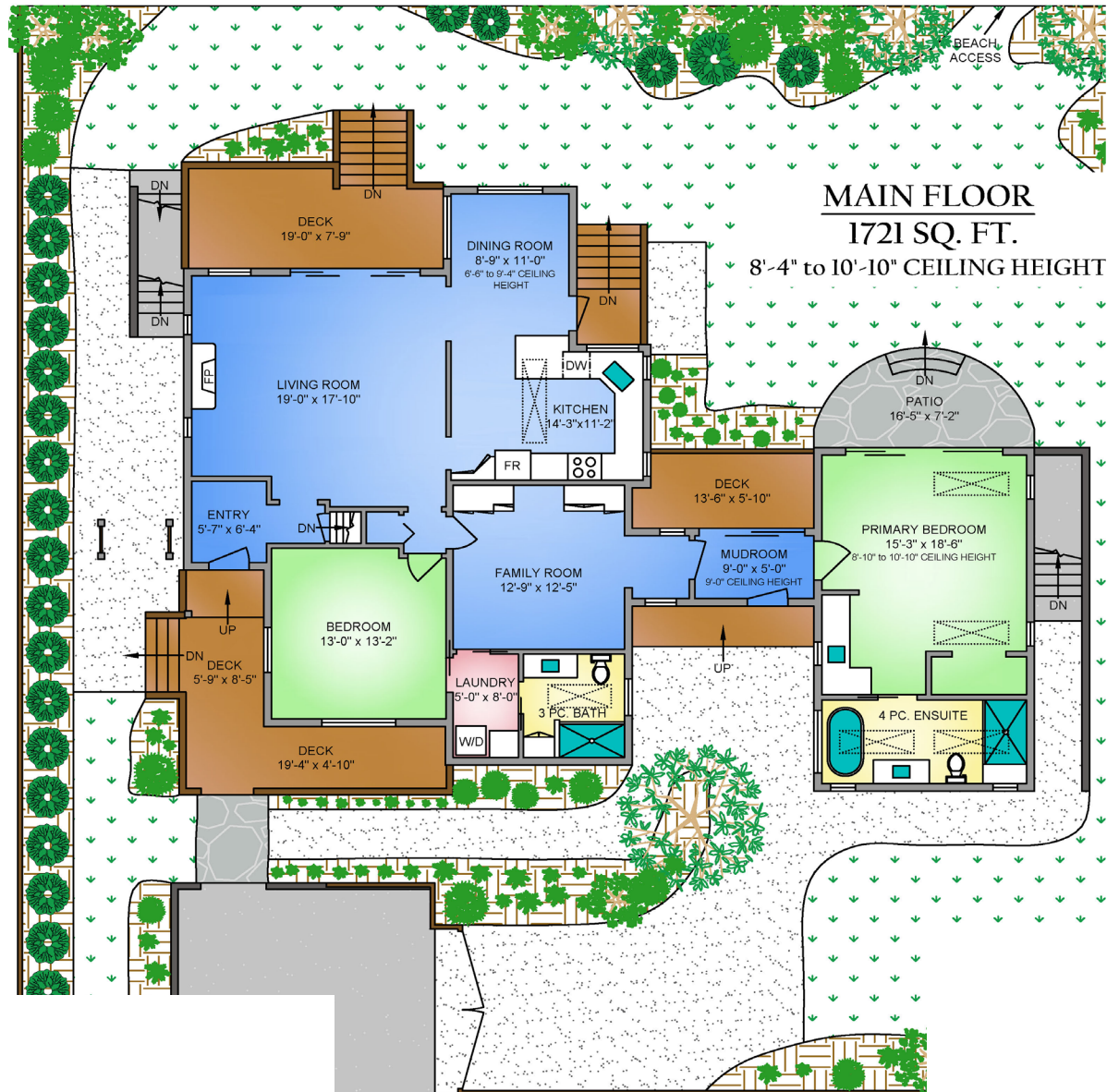


Property Floorplan

Main Level 1,721 sq.ft.
Upper Level 458 sq.ft.

TOTAL AREA 2,179 sq.ft.

Unfinished 132 sq. ft.
Crawl Space 1,254 sq.ft.
Deck/Patio 446 sq.ft.



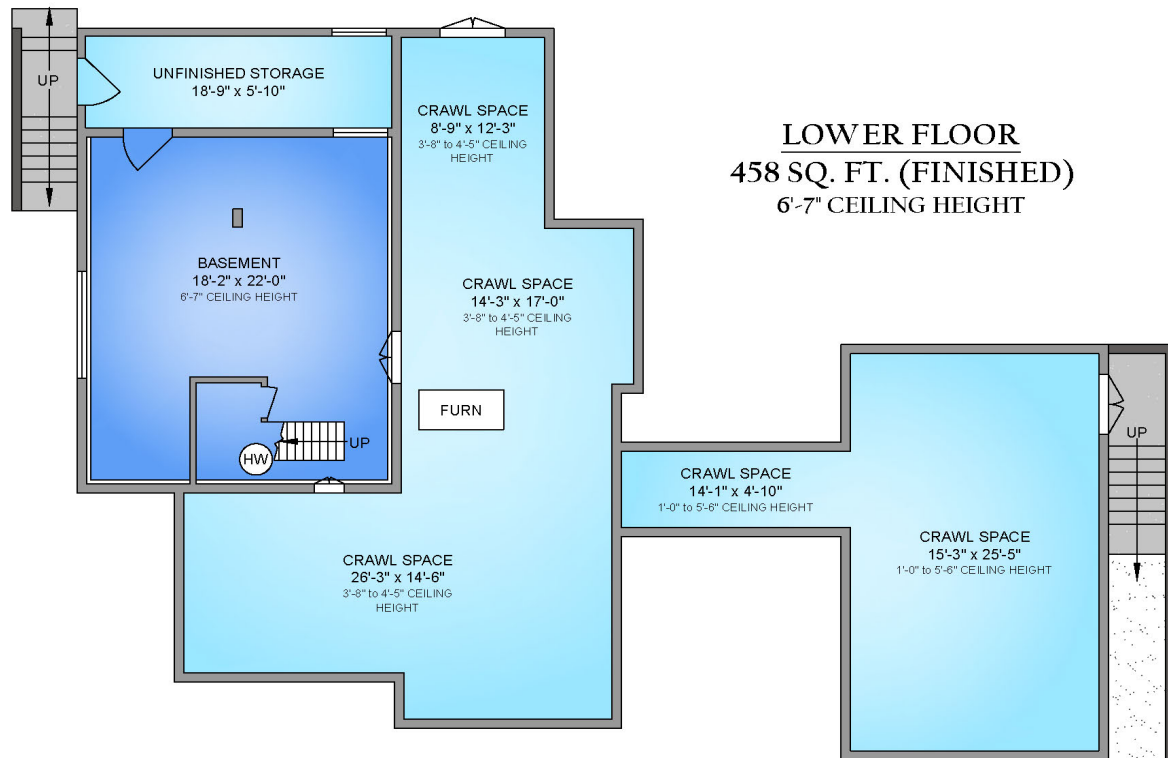


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0' 5' 10'
SCALE

NORTH





Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Property Photos

EXTERIOR





Location

(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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