



2566 WAKEMAN

Central Saanich





2566 Wakeman Rd

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SUMMARY OVERVIEW



LISTING PRICE:	\$945,000
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LOT AREA	9,938 sq.ft.
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LIVING AREA:	2,443 sq.ft.
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BEDROOMS:	4
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BATHROOMS:	3
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Spacious and full of potential, this well-maintained two-level home offers over 2,440 sq. ft. of finished living space on a generous 9,938 sq. ft. lot in a desirable family neighbourhood. The main level features 3 bedrooms and 2 bathrooms, including a primary suite with a walk-in closet and ensuite. Bright living and dining areas flow into the functional kitchen and eating area, with access to a sunny rear deck. Downstairs offers exceptional flexibility with a large family room with fireplace, fourth bedroom, full bathroom, rec room, and abundant storage—ideal for teens, guests, hobbies, or future suite potential (buyer to verify). Carport, ample parking, plus RV or boat space. Close to schools, parks, shopping, restaurants, Panorama Recreation Centre, YYJ, BC Ferries, and only 20 minutes to downtown Victoria. Whether you're upsizing, investing, or searching for a home you can make your own, this property delivers outstanding value, endless possibilities, and an exceptional location.



Property Floorplan

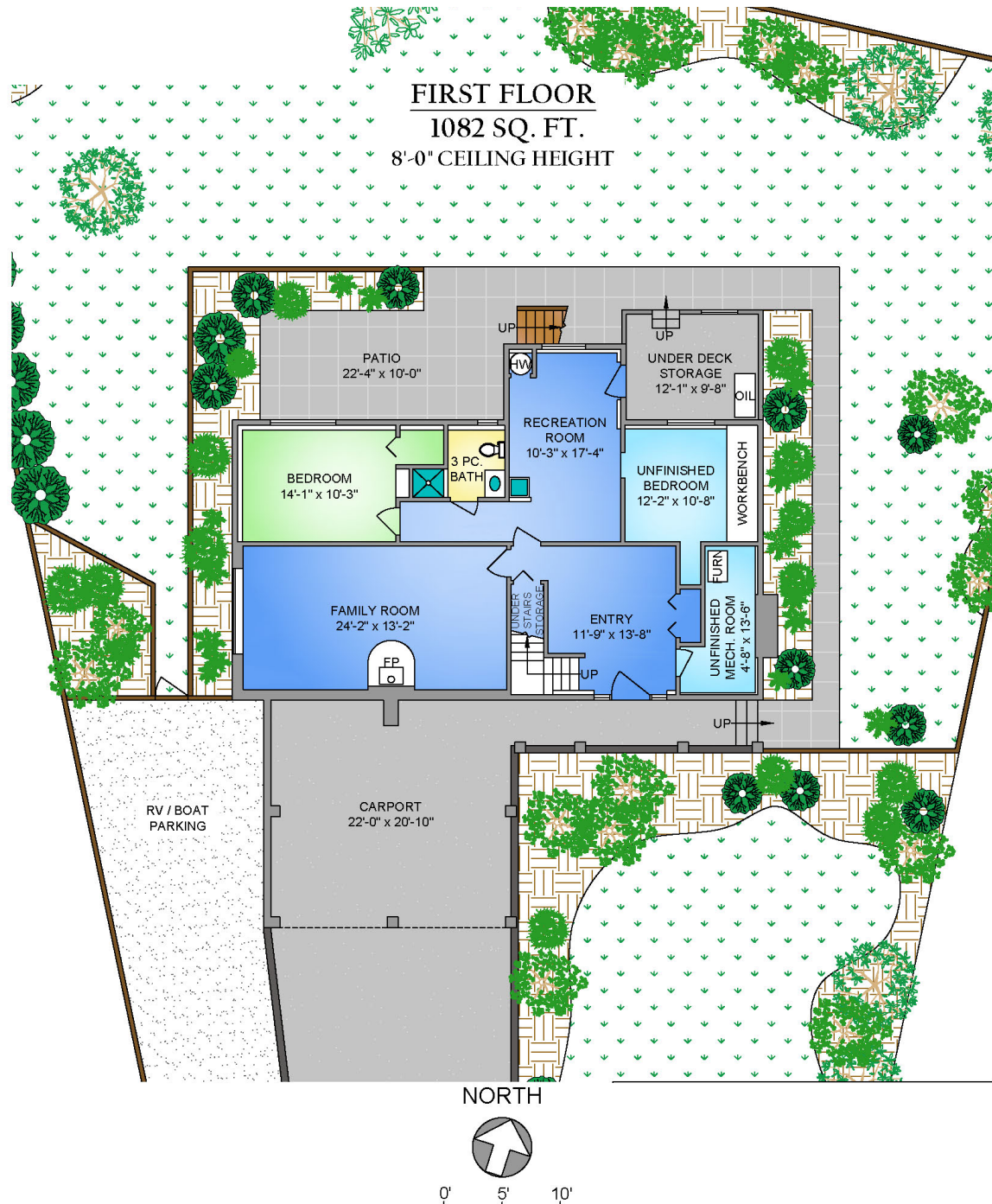
Main Level 1,082 sq.ft.

Second Level 1,361 sq.ft.

TOTAL AREA 2,443 sq.ft.

Carport 242 sq. ft.

Deck/Patio 473 sq.ft.





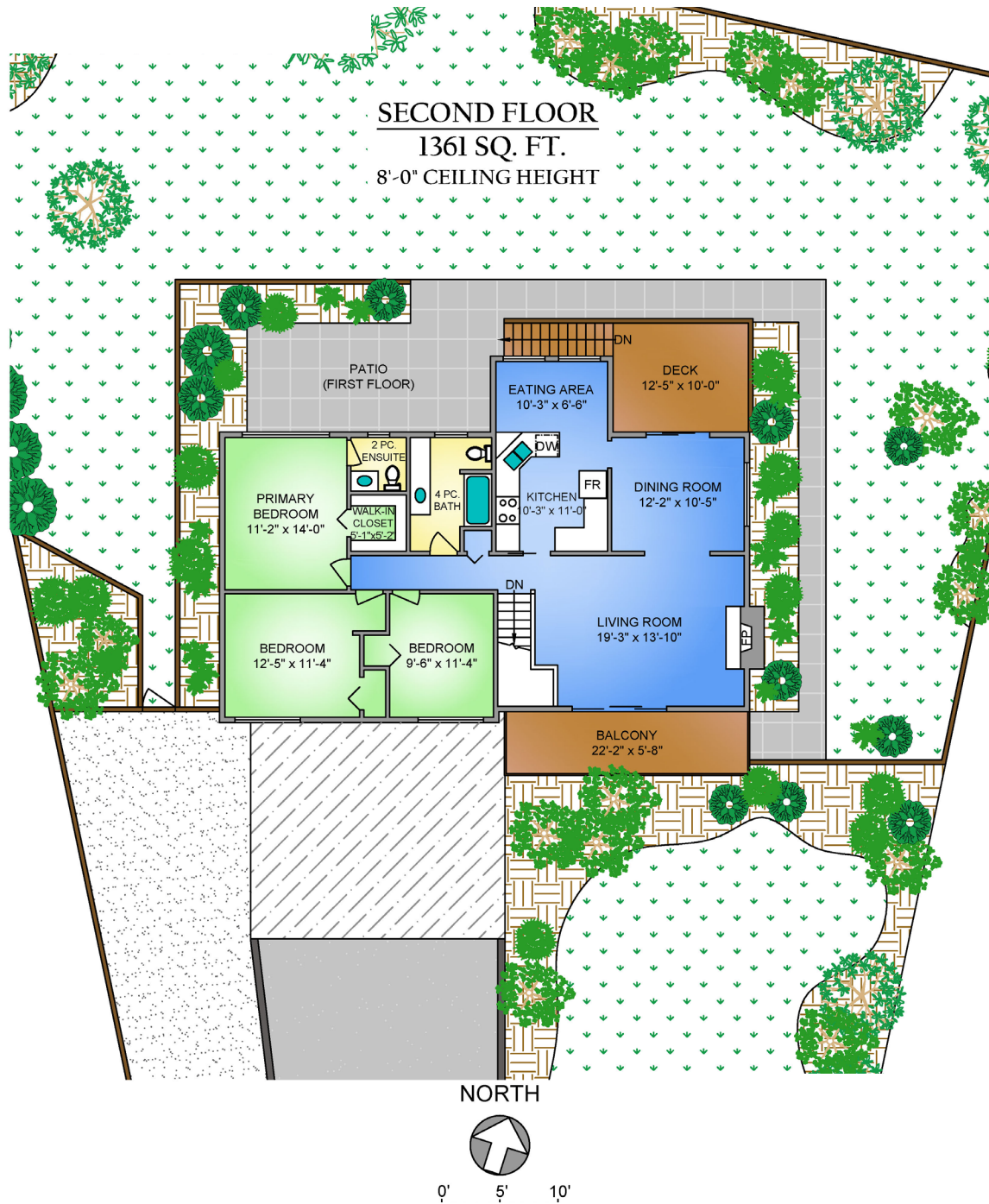
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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

INTERIOR





Location

(GIS) MAPPING



Located in the heart of the Saanich Peninsula, Central Saanich is a welcoming community that blends rural charm with everyday convenience. Known for its scenic farmland, quiet neighbourhoods, and strong sense of community, the area offers parks, beaches, walking trails, local farms, and wineries, along with excellent schools and recreational amenities. Just minutes from Sidney, Brentwood Bay, the Swartz Bay Ferry Terminal, Victoria International Airport, and downtown Victoria, Central Saanich is an ideal place to



**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