



8625 ALDOUS

North Saanich





FOR SALE



8625 Aldous Terrace

North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$1,100,000



LIVING AREA:

1,768 sq. ft.



BEDROOMS:

3



BATHROOMS:

2



Situated on a picturesque 0.54-acre ocean-view property in a highly desirable central location, this exceptional offering presents an incredible opportunity to create your dream home. The expansive lot enjoys excellent sun exposure, mature landscaping, and a peaceful setting, providing the perfect canvas for a thoughtful renovation or future vision. Designed with family living in mind, the home offers generous principal rooms, a functional layout, and a versatile lower level with endless possibilities. Combining ocean views, a substantial lot, and an unbeatable location just moments from schools, parks, shopping, marinas, and everyday amenities, this is a rare opportunity to secure a property with outstanding potential on the Saanich Peninsula.

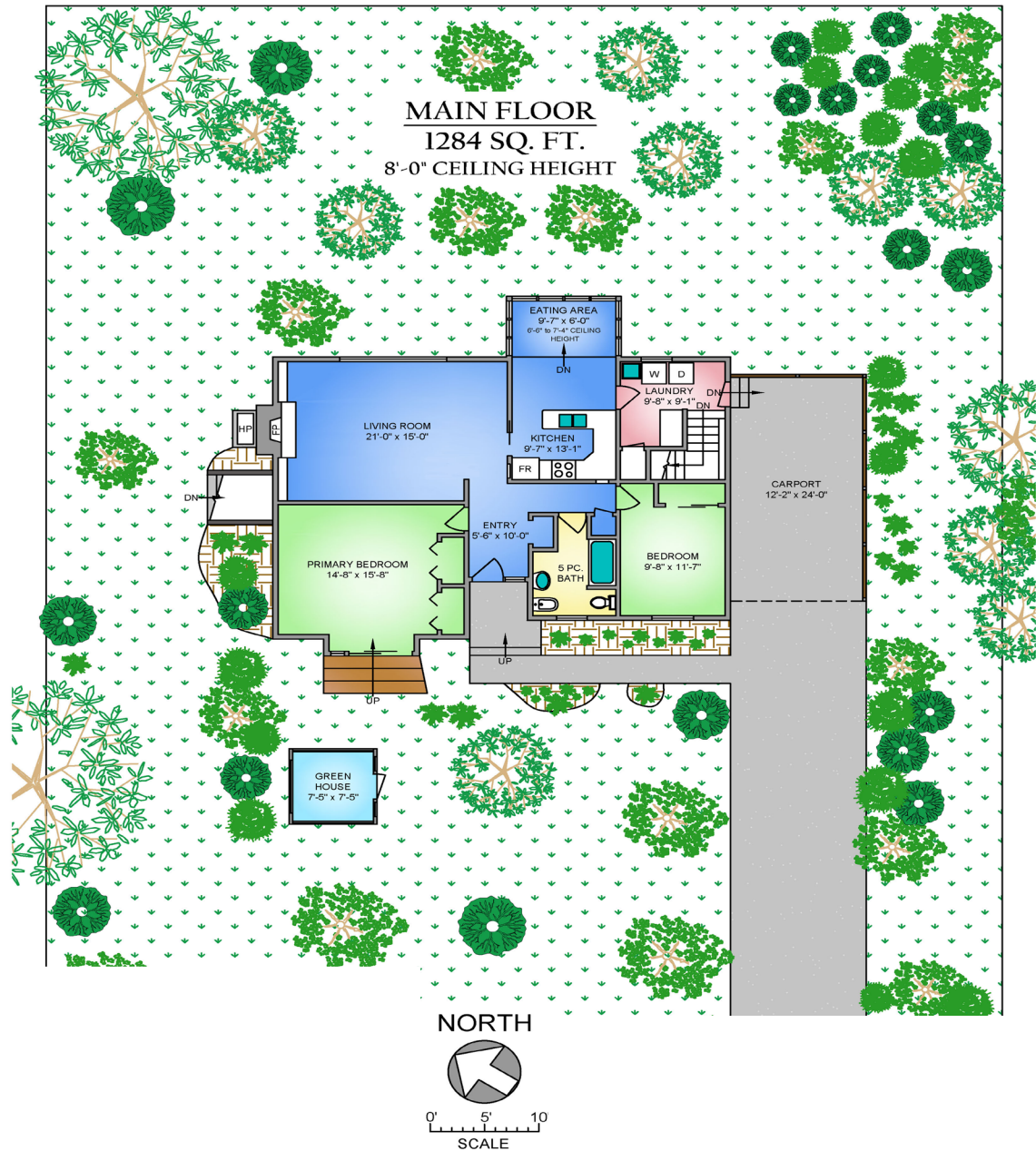


Property Floorplan

Main 1,284 sq. ft.
Upper 484 sq. ft.

TOTAL AREA 1,768 sq. ft.

Carport 284 sq.ft.



* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS



Property Floorplan

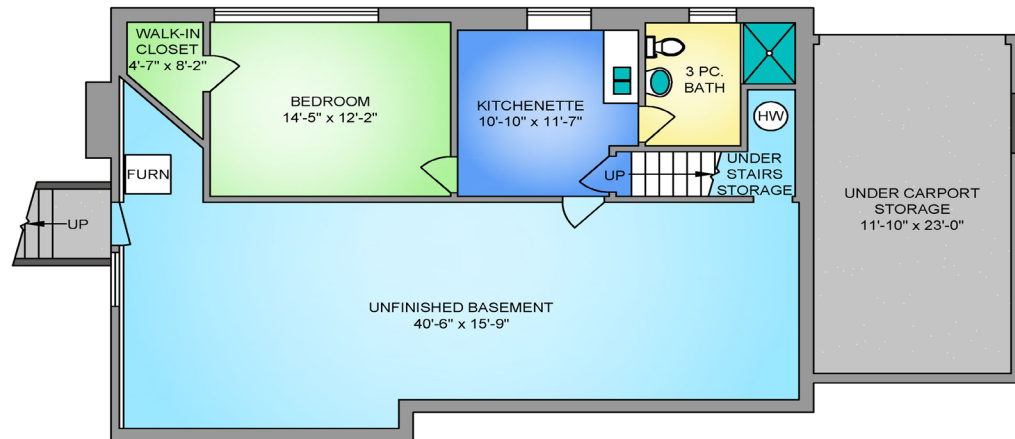
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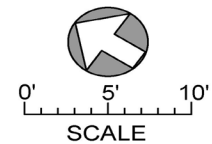
TOTAL AREA 1,768 sq. ft.

Carport 284 sq.ft.

LOWER FLOOR 484 SQ. FT. (FINISHED) 7'-10" CEILING HEIGHT



NORTH



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Property Photos

EXTERIOR





Property Photos

INTERIOR





Property Photos

KITCHEN





Property Photos

INTERIOR





Property Photos

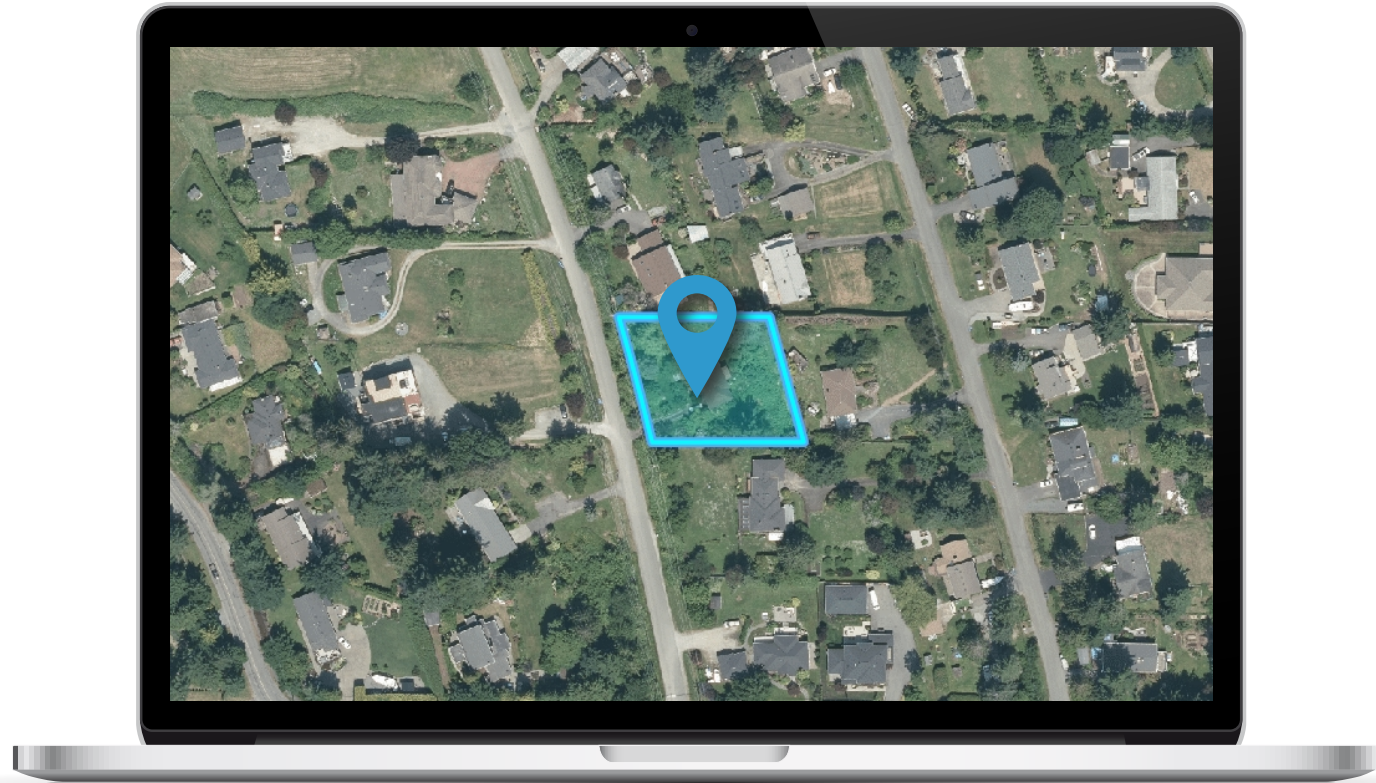
INTERIOR





Location

(GIS) MAPPING



Nestled in a peaceful enclave of North Saanich, Aldous Terrace offers the perfect blend of rural tranquility and everyday convenience. Surrounded by quiet country roads, mature trees, and beautiful natural landscapes, this sought-after location provides an exceptional West Coast lifestyle. Residents enjoy easy access to nearby beaches, marinas, parks, and scenic walking and cycling trails, as well as local farms, wineries, and the amenities of Deep Cove and Sidney. Victoria International Airport, BC Ferries, and downtown Victoria are all within easy reach, making North Saanich one of Vancouver Island's most desirable coastal communities to call home.





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