



# 9556 ARDMORE

North Saanich







FOR SALE



**9556 Ardmore Dr**

North Saanich

SUMMARY OVERVIEW



|                |             |
|----------------|-------------|
| LISTING PRICE: | \$3,750,000 |
|----------------|-------------|



|          |            |
|----------|------------|
| LOT AREA | 0.95 acres |
|----------|------------|



|              |                   |
|--------------|-------------------|
| LIVING AREA: | 2,080 square feet |
|--------------|-------------------|



|           |   |
|-----------|---|
| BEDROOMS: | 3 |
|-----------|---|



|            |   |
|------------|---|
| BATHROOMS: | 3 |
|------------|---|





Rarely does an opportunity like this arise. Situated in coveted Ardmore, this exceptional oceanfront offering comprises two legal waterfront lots totalling 0.97 acres with 150' of combined shoreline. Enjoy low-bank waterfront with two separate beach accesses, one from each title, a private mooring buoy, warm west exposure, and spectacular sunsets over the Saanich Inlet. The existing 3-bed, 3-bath residence and detached shop with updated carriage home provide comfortable use today, with future possibilities tied to the size and configuration of the land. Create an extraordinary private estate, renovate, or explore the opportunity to build on each separately titled parcel. Exceptionally private, with calm, swimmable waterfront and endless possibilities, this is a legacy property in one of the Saanich Peninsula's most sought-after waterfront locations. Just minutes from Sidney, this is a rare chance to secure one of the area's most compelling waterfront redevelopment opportunities. A truly rare offering.





## Property Photos

EXTERIOR







## Property Photos

EXTERIOR







# Property Photos

EXTERIOR







## Location

(GIS) MAPPING



Nestled on the Saanich Peninsula, North Saanich is one of Vancouver Island's most desirable coastal communities, offering a peaceful rural setting, stunning ocean views, and an exceptional West Coast lifestyle. Surrounded by beaches, parks, forests, and farmland, residents enjoy easy access to Sidney, Victoria International Airport, BC Ferries, and downtown Victoria. With endless opportunities for boating, hiking, cycling, and exploring local farms, wineries, and waterfront parks, North Saanich offers the perfect blend of natural beauty, privacy, and convenience.









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