

## **8338 West Saanich Road, Victoria, BC**

Primary home built in 1996

West Coast Architecture featuring floor-to-ceiling windows overlooking the Saanich Inlet.

Stunning 6.8 acres of private property - gated, with long, winding driveway through a forest of arbutus, fir and cedar trees.

Property includes a private beach and private dock.

Private helicopter landing pad, which can be viewed from the house

Property is completely fenced for security and has a camera system at the gates and around the residences.

Traffic Circle with ample parking.

Three double garages with room to accommodate six vehicles.

Legal second home also on property with ocean and mountain views.

The great room features Fir post and beam construction with mostly glass walls also with views of the gardens and ocean with ceiling and track lighting.

Great room features a large granite wood burning fireplace and panoramic views of the ocean and mountains - with a balcony.

Recent new appliances in the kitchen.

Separate Home Theatre.

Separate Home Office.

Sonos sound system.

Lutron lighting system.

400 amp power supply.

Backup diesel power supply for both homes.

60'X20' custom floating concrete dock, with power boat lift, accommodates larger yachts

Complete with power and water on dock and waterslide.

Well constructed pier leading to the bridge and dock.

Private cove and beach for those beach fires. (When permitted )

Generous granite stone walls & stairs throughout the property.

All day sunshine on the property with 365 sunsets a year.

Approximately five acres of forest, with walking trails throughout.

Situated less than 10 minutes by boat to the private water entrance to the world Famous Butchart Gardens.

Minutes by car to Brentwood Bay, Sidney by the Sea, Victoria International Airport and BC Ferries

Downtown Victoria is just under 30 minutes by car.

Less than an hour by boat to the US San Juan islands.

