

**ENGEL & VÖLKERS®**  
LEBLANC PIERCY GROUP

**1145 TREADWELL DRIVE, NORTH SAANICH, BRITISH COLUMBIA**



The property has been in the owner's family since 1905, when the grandfather bought 50 acres for firewood and Christmas trees. The property wasn't developed until 1990, when the owners fell in love with the view, the incredible sunsets and the privacy and decided to build their dream home. One being a contractor and the other being an interior designer, they saw the potential of blasting into the rock giving the opportunity to keep the living space on one level, making for an easy flow. Both owners were very involved with the design, creating an open plan with numerous windows and skylights allowing for natural light and the ability to take advantage of the incredible views. The kitchen is in the centre of the house, with views of the ocean and mountains and also to the back garden. The patio off the kitchen is a delightful place to sit and have your morning coffee. The master bedroom is at one end of the house separating it from the other bedrooms, with views to the ocean plus access to a lovely little patio/garden. The formal living room has large windows, with yet another opportunity to admire the view. The fireplaces in both the living room and family room are both very unique.

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Some of the distinguishing feature of the house:

- The site was blasted and is the foundation is pinned to solid rock
- Built to high construction standards with 2 x 6 exterior walls and strapped with 2 x 2 and sheeted again before stucco was applied
- 400 AMP service
- HRV air exchange system with controls are new
- Underground irrigation system
- Speakers in main part of the house
- Central vacuum system
- Intercom and security system
- Wired for security gate
- Extensive light for both function and ambiance
- Master bedroom has powered blinds and drapes living room, family and bedrooms have blinds and drapes
- Tremendous living floor plan
- Very private
- 4 patios
- Extensive landscaping with interesting features
- Has been featured in Seaside Magazine
- 10 mins to beaches
- 15 mins to downtown Sidney by the Sea
- 15 mins to Ferry and Airport
- The Deep Cove store, farmers market, (opened during the summers months on Saturday mornings, The Deep Cove Chalet, one of the finest dining spots in all of Victoria, Horth Hill a regional park, very dog friendly, numerous walking/hiking trails all within 5 mins - Did we mention the sunsets....breathtaking

\*\*\*The owners have truly loved creating a home that has interest and imagination, one with a lot of "FEEL". This is not just a house, it is a home that reflects many years of love and care\*\*\*