



## 2753 Arbutus Rd Saanich BC

\$1,590,000

Located in the exclusive Wedgewood Point subdivision of Ten Mile Point, this classic West Coast home sits on a private, tree-filled lot with vaulted wood ceilings, expansive picture windows, and a cozy wood-burning fireplace. With 3 spacious bedrooms and the option to add up to 5, it offers plenty of storage, a workshop, and a versatile space with its own entrance - perfect for an office or studio. Mostly in original condition, it's a great canvas for those wanting to update or redesign while keeping its timeless charm. The functional layout provides generous living areas and seamless indoor-outdoor flow, surrounded by mature landscaping and natural rock features. Just a short walk to Cadboro Bay Village and close to Telegraph Beach, Gyro Park, UVic, scenic trails, and the Wedgewood Estates recreation centre with pool and tennis courts. A rare find in one of Saanich's most desirable coastal neighborhoods.

Listing Presented By:



Originally Listed by:  
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