



## 8338 West Saanich Rd Central Saanich BC

\$12,900,000

Exceptional 7 acre low-bank oceanfront estate in South Vancouver Island, captivates at every turn. Custom built in 1996. Main 6,660+sqft residence is a masterful expression of West Coast architecture, blending natural materials with floor to ceiling windows that frame breathtaking sunsets over the Malahat. Gated & fully fenced, offering total privacy amidst mature fir, arbutus & cedar. Envious, open-beam construction, 4 beds, 7 baths, a grand piano in the Great rm, 3 fireplaces, a theater, custom pool table, new HVAC, new roofs & a Lutron lighting system. Separate 2-bed, 2 bath carriage house welcomes guests in comfort. Resort style living with multiple oceanfront patios, 6 car garage, a 60x20 concrete dock with power/water, boat lift, helicopter landing pad, walking trails & mature gardens. West facing waterfront, with potential to subdivide. Conveniently situated only 15 mins to Victoria International Airport, 30 mins to Victoria, 10 mins to Butchart Gardens by boat or vehicle.

Listing Presented By:



Originally Listed by:  
Engel & Volkers Vancouver Island

[james.leblanc@evrealestate.com](mailto:james.leblanc@evrealestate.com)



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)