



# 9350 East Saanich Rd North Saanich BC

\$1,389,999

Built in 2021 and recognized with a 2022 CARE Award, this 3-bedroom, 3-bathroom plus den home showcases quality craftsmanship and timeless design. Located on a quiet side street with just four homes, this property offers privacy and community. The home offers a transitional style that blends classic warmth and modern finishes, with a bright, welcoming atmosphere throughout. The open main level features a spacious living area, a gourmet kitchen with quartz countertops and large island, a den/office, and a 2-piece bathroom. Upstairs are three bedrooms, a full laundry room, and a spacious primary with walk-in closet and luxury 5-piece ensuite. The sunny, low-maintenance backyard includes tasteful landscaping, irrigation, and a private patio. Additional highlights include a gas fireplace, heat pump with A/C, and double-car garage with adjoining mud room. Set on a flat lot near the Roost Farm Bakery and the airport trail, with easy access to Sidney and the ferries.

Listing Presented By:



Originally Listed by:  
Pemberton Holmes Ltd. - Oak Bay

james@jbridgerealty.com



**RE/MAX Ocean Pacific Realty**

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

Phone: 250-702-5950

Fax:

corony@shaw.ca