

SAANICH PENINSULA WONDERFUL PRIVATE 3 ACRE LOT



8545 Alec Road

North Saanich - Coles Bay



DFH Real Estate Ltd.
3914 Shelbourne Street
Victoria, BC, V8P 4J1

Absolute Serenity



What do the Owners Have to say about 8545 Alec Road!

The property is directly across from the western entrance to John Dean Provincial Park, in a pretty, no through country lane with wonderful horse, dog walking & hiking trails.

At the back of the house is a large, gently sloping area of meadowland that would be ideal for grazing animals, a small vineyard or lavender farm. So many opportunities!

The property and house are totally private and peaceful yet close to the following:

- Towns of Sidney, Brentwood Bay and Saanichton.
- Saanich Peninsula Hospital and a variety of medical centres.
- Panorama Leisure Centre.
- Airport and Swartz Bay Ferry Terminal.
- Schools for all age groups.
- Institute of Ocean Sciences at Pat Bay.
- Many beaches and marinas.
- Two golf courses within ten minutes of the house.
- Farm markets and stands for local fresh produce.
- All denomination churches.
- We are several minutes from Butchart Gardens, local parks and the Pioneer Museum.
- There is plenty of parking space for an RV
- There are bus stops just beyond the junction of Alec Road /West Saanichton Road with routes to Sidney or Brentwood Bay, all with connections to Victoria, Victoria International Airport & Swartz Ferry terminal.

Our home is a bird watchers delight, with eagles, hawks, owls, ravens (who keep the crows and starlings away!) plus a variety of indigenous birds. Annual returns include humming birds, tree swallows and a pair of American gold finches. Other visitors include the tiny red squirrels, racoons, (who do not bother us) and deer. Our small pond is a breeding ground for the tiny green tree frog.

The drive to 'downtown' Victoria takes about thirty minutes with all amenities offered including The University of Victoria & Camosun College.

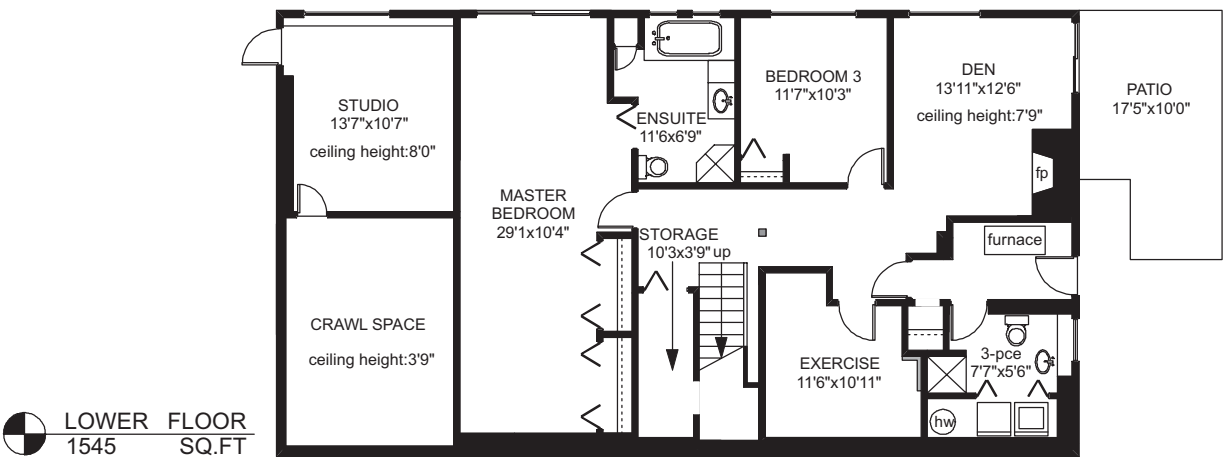
We have lived here in absolute serenity for the last 37 years and just loved it!

Country Living at its Best

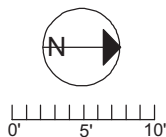


Floor Plan

8545 ALEC ROAD



	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2017	0	2017
LOWER	1545	0	1545
TOTAL	3562	0	3562
GARAGE	0	480	480
DECKS	0	695	695
PATIO	0	154	154
SHED	0	64	64



PREPARED FOR THE EXCLUSIVE USE OF
PHILIP ILLINGWORTH OF DFH REAL ESTATE

MEASURED ON: 01/14/10
DRAWING FILE: 08566

Tafe Measure VICTORIA, B.C.
Ph. 883.8894
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Details

Wonderful Updated Home

A rare find! Located at the end of a rambling country lane this very private 3 acre west facing property offers great sun exposure and wonderful ocean views across the Saanich Inlet to the snow capped mountains beyond. The acreage bordered by majestic forest areas with a gentle sloping meadow surrounded by colorful dogwoods and rhododendrons offering a myriad of uses from grazing animals or agriculture to quiet country living. The post and beam home features a large living room with cozy fireplace, great views, access to a west facing deck and the formal dining room. The heart of the home is the country style kitchen with family room, casual dining, office and a large entertaining deck. The large master bedroom and full bathroom on the main allows no stairs one level living. The walk out lower level offers second master suite, another bedroom, two bathrooms, laundry, a family room and exercise room. Other special features include an attached double car garage, separate artist's studio, wonderful garden area and location so private yet minutes to all amenities. See floor plan and more photos at www.AllVictoriaBCRealEstate.com

MLS®	282463	Elementary	Brentwood, Keating or Kelset
Price	\$849,900	Middle School	Bayside or North
Livable Area	3,562 sq. ft.	High School	Saanich
Lot	3 acres		Parkland or Stelly's
Year Built	1967		
Gross Taxes 2009	\$3,472		
Parking	Double Garage RV Parking	Features	West facing acreage Very Private setting Quiet cul-de-sac



Front level entry



Sitting room with a view



Formal Dining Room



Kitchen opens to family room

In Your New Neighbourhood

100 Yards to:

- ❖ Dean park – the western entry to this 174 hectare park home to one of the last remaining stand of old growth Douglas Fir and Cedars on the Saanich Peninsula and spectacular views from Mt. Newton.
- ❖ This quiet country lane and surrounding trails are ideal for horses, dog walking and hiking.

Or take a short drive to:

- ❖ local towns of Saanichton, Brentwood Bay & Sidney
- ❖ Butchart Gardens, Saanich Peninsula Hospital, Marinas & Golf Courses
- ❖ the airport, BC & Washington State Ferries, Pat Bay Highway & Victoria
- ❖ shopping, all types of services and amenities and all levels of schools



Large entertaining deck off family room



Family dining area off kitchen & family room



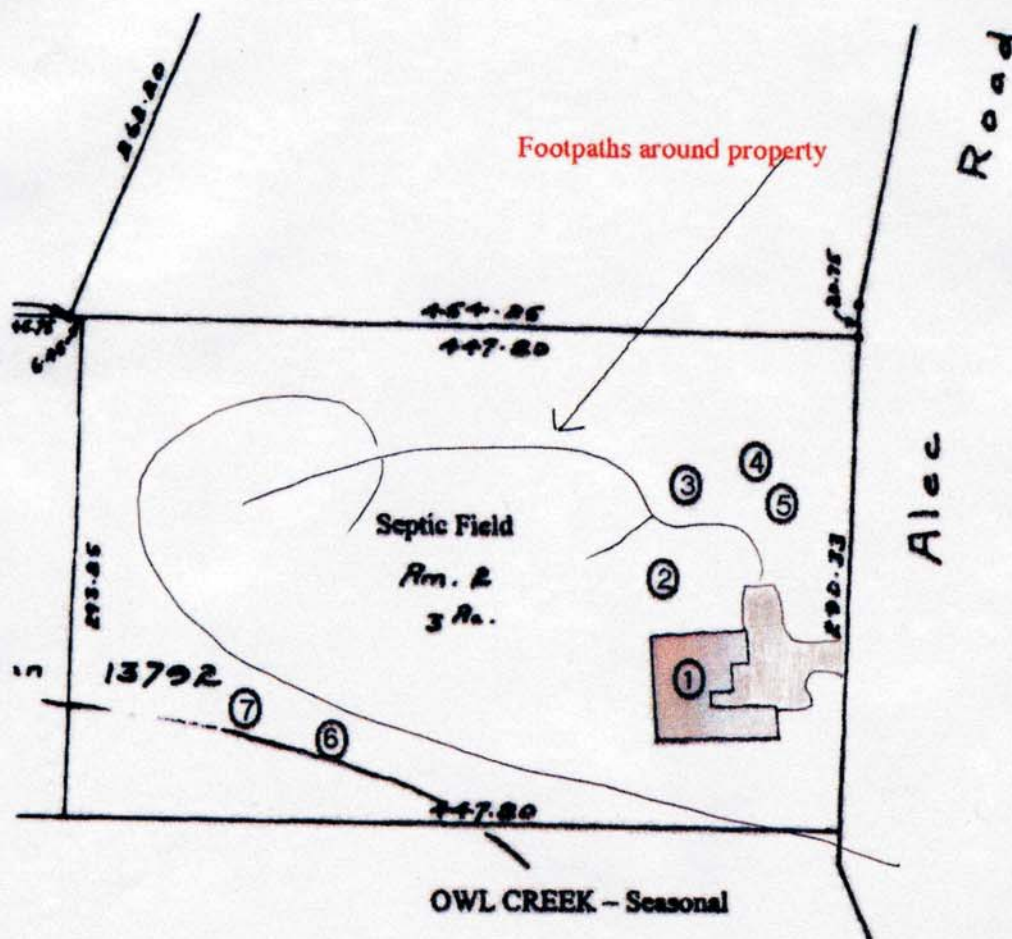
Family Room off kitchen

Buildings and Path

8545 ALEC ROAD

- 1 - House
- 2 - Septic Tank
- 3 - Storage Shelter
- 4 - Workshop
- 5 - Firewood Shelter
- 6 - Well
- 7 - Old Well - Abandoned

Location of structures 1 - 7 are approximate only and not to scale. Verify if important



PLEASE NOTE

Property boundaries are approximately marked with hanging surveyor's tape
Footpaths around property are marked with stones painted orange

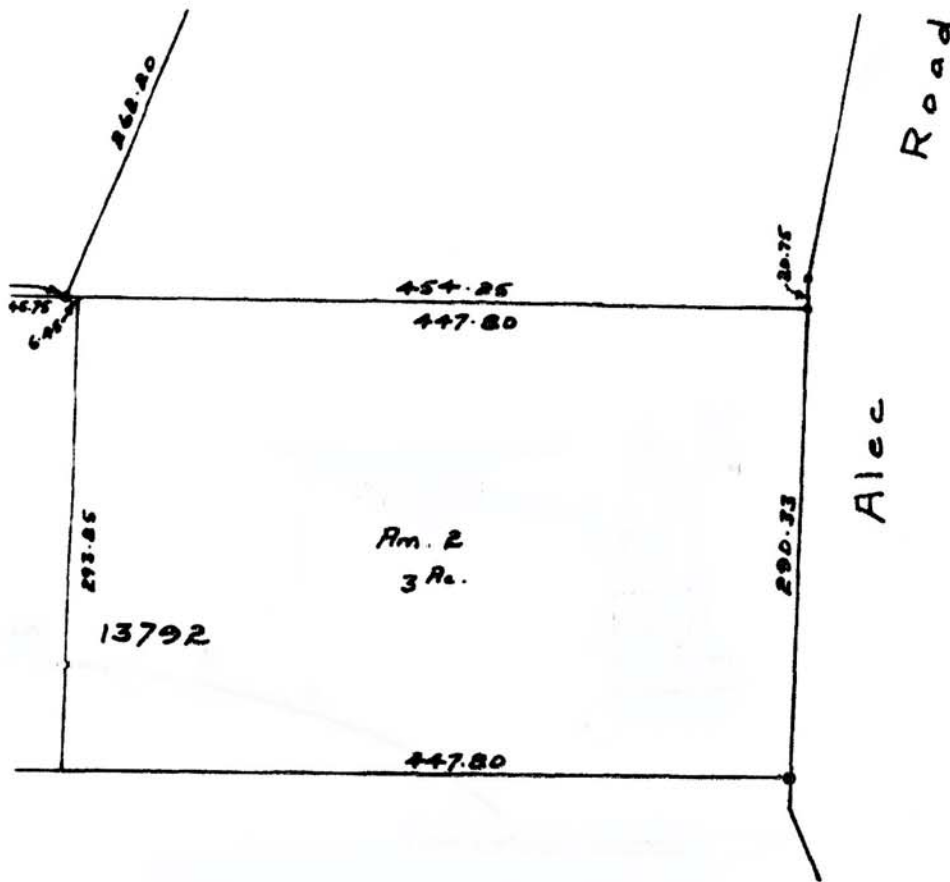
Survey of Lot

PLAN OF LOT 2 # 13792 B.C. Land Survey April 1966
SECTION 1 - RANGE 2 - WEST NORTH SAANICH DISTRICT

Legend

Bearings Astronomic derived from PLAN 12769

Iron Pins shown thus —●—



SEE REVERSE OF PAGE

Kenneth Salmon
S.C.L.S.
5 April 1966
No. 2605.2204..2102

THE SAANICH PENINSULA



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