

# Feature Sheet | 848 Lands End Road

**Build Complete:** September 2024

**Architectural Design:** Ryan Wyllie - Latitude 48

**Builder:** MAC Reno Design Build

**Interior Design:** Alexis Solomon - MINT Freshly Inspired Design

**Custom Millwork:** Hobson Woodworks

**Tile:** Decora Tile & Natural Stone

**Mechanical:** West Bay Mechanical Ltd./Altium Engineering Ltd.

**Energy Consulting:** Bernhardt Contracting Ltd.

**Landscaping:** Golden Appeal Landscaping Ltd.

**Property:** 1.04 Acre

**Main House:** 7,000 sqft

**Guest House:** 990 sqft

**Detached Garage:** 1,020 sqft

**Total:** 9,010 sqft

**Total Full Bathrooms:** 6

**Total Powder Bathrooms:** 4

**Total Bathrooms:** 10

**Main House:** 2 primary bedrooms, 2 guest bedrooms

**Guest House:** 2 bedrooms

**Total Bedrooms:** 6

**Main House Kitchens:** 2 inside, 1 outside

**Guest House Kitchen:** 1 inside

**Total Kitchens:** 4

## Location & Drive Times:

- North Saanich on Vancouver Island
- 3 min to Deep Cove Market
- 4 min to Deep Cove Winery
- 6 min to equestrian facilities
- 10 min to BC Ferries Swartz Bay terminal
- 10 min to the Victoria International Airport
- 10 min to nearest marina/ yacht/ sailing club
- 10 min to Ardmore Golf Course

## Main House:

- Step 5 Energy Efficiency
- Crestron Integrated Smart Home (control of heaters, lights, shades, gate)

- Viking appliances
- Sub Zero wine cooler
- State of the art heating & cooling system
- Porcelain floor tiles, light oak flooring
- Generator & UPS
- Three bay detached garage w/workshop and storage
- Custom woodwork & cabinetry
- Sound dampening throughout main house
- 2x steam showers

**Main Floor:**

- Attached 2 car garage
- 1 bedroom w/ensuite
- Open concept kitchen, dining and living room sprawling approximately 1,500 sqft
- Walk out patio off the kitchen

**Upper Floor:**

- Master bedroom w/walk in closet, ensuites, and office
- 2nd master bedroom w/walk in closet and ensuite
- Laundry room
- 330 sqft gym w/bathroom and steam shower

**Lower Floor:**

- Entertainment room
- Home theatre
- Indoor kitchen & living area
- Outdoor kitchen & living area
- Bedroom with ensuite
- Laundry room

**Exterior:**

- Low bank access to wWater
- 350 sqft oceanside deck
- Looks across the channel to Mount Tuam Ecological Reserve on Salt Spring Island
- Situated on a quiet street
- Modern architectural design with sleek lines, natural materials, and integration with its natural surroundings.
- Three bay detached garage w/workshop and storage
- Guest house w/private kitchen, bed, ensuite, and laundry