

846 BIRCH ROAD

DEEP COVE, NORTH SAANICH, BC • \$2,375,000 LIST PRICE
EXCLUSIVE PROPERTY SPECIFICATION SHEET & CAPITAL IMPROVEMENTS

1. Executive Property Profile

This meticulously crafted custom craftsman home represents the epitome of quiet luxury on the Saanich Peninsula. Built in 2021 by Perma Construction Ltd., the residence offers an expansive 2,750+ finished square feet of barrier-free, single-level living. The home is beautifully positioned on a gated, flat, and completely private 0.57-acre parcel in the coveted Deep Cove neighbourhood.

| SPECIFICATION FIELD | OFFICIAL PROPERTY RECORD DETAILS |
|--------------------------------|---|
| Civic Address | 846 Birch Road, North Saanich, BC, V8L 5R9 |
| Parcel Identifier (PID) | 031-163-416 |
| Legal Description | Lot 2, Section 19, Range 2W, North Saanich Land District, Plan EPP96218 |
| Builder | Perma Construction Ltd. (PERM161) |
| Year Built | 2021 |
| Home Warranty | BC Housing Home Warranty (Commenced January 14, 2022 via Trisura/Pacific Home Warranty) |
| Zoning | R-2 (Single Family Residential 2) — Permitted secondary suite |
| Gross Lot Area | 0.571 Acres (24,829 Square Feet / 2,304 Square Meters) |
| Finished Area | 2,750 Square Feet (Level Entry Rancher) |
| Unfinished Area | 485 Square Feet (Attached Double-Car Garage) |
| Bedrooms / Bathrooms | 4 Bedrooms (Including Private Nanny/Guest Wing) / 4 Bathrooms |
| Property Taxes | \$5,124.00 (2024 Tax Year) |

2. Main Residence Interiors & Finishes

The interior layout is a masterclass in modern Cape Cod design, defined by soaring architectural volume and an abundance of natural light. Premium details include:

- **Architectural Central Great Room:** Features 21' x 24' open-concept space with soaring vaulted ceilings, engineered oak wide-plank flooring, and a dramatic floor-to-ceiling concrete-plaster finish wood-burning fireplace.
- **Formal Dining Room:** An elegant 15' x 13' dining room featuring a high ceiling, custom design pendant lighting, and modern black-framed sliding glass barn doors that separate the dining area from the main living room.
- **Epicurean Chef's Kitchen:** An expansive 19' x 10' custom kitchen outfitted with forest green/olive shaker flat-panel cabinetry, luxury Caesarstone quartz countertops, custom wood accent shelving, premium stainless steel appliances, and a massive concrete-backsplash preparation island with double-basin undermount sink and a matte black gooseneck faucet.
- **Walk-in Butler's Pantry:** Tucked behind the main cabinetry, this functional walk-in workspace features custom quartz countertops, under-counter wine/beverage refrigeration, open storage shelving, and a large window for light and ventilation.
- **Private Den / Media Room:** A versatile 15' x 14' workspace or media den equipped with sun-reflective thermal window tinting, creating a quiet secondary living area away from the central great room.
- **Laundry & Mudroom:** Directly off the double garage, featuring robust built-in bench seating, custom locker cabinetry, a deep stainless steel wash sink, and premium front-loading washer and dryer.

3. The Primary Suite Sanctuary

Independently situated on the eastern wing of the residence to maximize privacy, the primary bedroom is a quiet haven that connects seamlessly to a state-of-the-art bathroom facility.

- **Master Bedroom:** A spacious 16' x 13' retreat with vaulted ceilings, large windows overlooking the backyard, and ample room for king-sized furnishings.
- **Walk-In Wardrobe:** A highly organized 11' x 9' dressing room featuring custom floor-to-ceiling built-in white cabinets, deep drawers, hanging rods, and integrated shoe shelving.
- **5-Piece Spa Ensuite:** Designed as a complete wet room, this luxurious space features a walk-in glass shower enclosure with dual overhead rain showerheads, a wide double vanity with dark cabinetry, toilet/bidet, and radiant hydronic heated tile flooring.

4. Self-Contained Nanny / Guest Suite

Occupying its own independent wing on the western side of the home, this fully integrated suite offers exceptional multi-generational utility or high-end accommodation for long-term guests:

- **Private Access:** Features its own dedicated keyless entry door opening allowing independent movement.

- **Deluxe Kitchenette:** Fully equipped with long solid-surface worktops, flat-front modern custom cabinetry, a deep undermount stainless sink with black pull-out faucet.
- **Bedroom & Living Area:** A spacious 11'6" x 8'9" room featuring wide-plank flooring, large windows, and a separate full three-piece ensuite bathroom with a walk-in glass-enclosed shower.

5. Structural, Mechanical & Smart Utilities

Behind its classic Cape Cod aesthetic, the residence employs advanced structural components and climate control systems designed for long-term efficiency:

- **Zoned In-Floor Heating:** Comfortable, dust-free hydronic radiant in-floor heating installed across the entire slab, featuring multi-zone thermostats for highly customized heating schedules.
- **Central Air Conditioning:** A high-efficiency, ducted heat pump providing forced-air supplementary heating and full central air conditioning for hot summer months.
- **Power & Propane:** Municipal water connection, private modern septic system (Sensus, installed 2022), and an on-site underground propane tank to supply the kitchen gas range and central fireplace.
- **Structural Quality:** Built on a poured concrete foundation with frame wood construction, complete premium wall/ceiling insulation, high-efficiency vinyl double-pane windows, and a durable asphalt shingle/metal roof system.
- **Oversized Double Garage:** A 21' x 22' auto-door garage with mechanical storage room, and direct access to the interior mudroom.

6. Exquisite Outdoor Oasis & Grounds

The park-like property consists of 0.57 flat, fully usable acres designed for premium indoor-outdoor flow, privacy, and year-round West Coast entertaining:

- **Sizable Patio Spaces:** Over 1,552 finished square feet of low-maintenance exposed aggregate concrete patios wrap the home, including a grand front terrace and an expansive back entertaining patio.
- **Covered Lanai:** A deep, recessed patio loggia clad in custom wood-panel ceilings, fitted with recessed pot lighting, and fully sheltered from peninsula winds.
- **Summer Kitchen Infrastructure:** Pre-plumbed outdoor wall sections with natural gas and utility water hookups, ready to easily accommodate a custom built-in barbecue and summer bar.
- **Hand-Crafted Stone Retaining Walls:** Custom stone walls framing the back gardens, providing beautiful structural definition and tiered landscape beds.
- **Specimen Landscaping:** Professionally selected grounds featuring 23 mature and privacy plantings backed by an underground multi-zone sprinkler system.
- **Secured Driveway & RV Parking:** A sprawling paved asphalt entry road leading to extensive concrete aggregate parking bays, providing secure deep storage lanes for large RVs, campers, or deep-sea boats.

7. Coveted Deep Cove Peninsula Lifestyle

Living at 846 Birch Road offers an unparalleled seaside-rural lifestyle on the prestigious Saanich Peninsula. The property provides seamless access to the area's finest natural and cultural attractions:

- **Artisanal Deep Cove Market:** Located just a short walk away, this beloved local hub is famous for its artisanal foods, fresh baking, gourmet specialty items, and vibrant community spirit.
- **Seaside Wineries & Orchards:** Enjoy afternoon wine tastings and events at the renowned Deep Cove Winery or local farm-stands, embracing the agricultural depth of the Peninsula's 'Flavour Trails'.
- **World-Class Marinas:** Launch your kayak, moor your yacht, or charter excursions from the Deep Cove Marina or the nearby North Saanich Marina, both just minutes away.
- **Scenic Hiking & Beaches:** Stroll the sandy shoreline of Chalet Beach or hike the gorgeous forest trails of Horth Hill Regional Park for sweeping panoramic views of the Gulf Islands.
- **Unparalleled Transport Connectivity:** Enjoy absolute tranquility with zero flight-path noise, while remaining only 10 minutes from Swartz Bay Ferry Terminal (connections to Vancouver/Gulf Islands), Sidney-by-the-Sea, and Victoria International Airport (YYJ).