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SAANICH RIDGE

E S T A T E S

Bringing You Closer to Home



Come Home to Saanich Ridge Estates.

Discover a community of contemporary family homes nestled within 100 acres of old growth forest, capturing quintessential Vancouver Island living. Offering a curated collection of 4 thoughtfully designed floorplans, each home features a fenced back yard, many with a fully separate level suite with private entrance, ideal for generating rental income or as an independent home for older family members.





Everywhere You Want to Be.

Set in nature but surrounded by shopping, restaurants, outdoor recreation, close to the Victoria International Airport and Swartz Bay ferry terminal, all within an easy commute to the University of Victoria and downtown Victoria, at Saanich Ridge Estates you are always closer to home.

NEW HOMES STARTING FROM
\$579,900 + GST





Greater Victoria Living Surrounded by Nature.

A peaceful residential community less than 30 minutes to downtown Victoria with the conveniences of charming Sidney just 10 minutes away, Saanich Ridge Estates puts owning a home in Greater Victoria within your reach. For frequent travelers or mainland commuters, the two major gateways linking Vancouver Island to the rest of the world - Victoria International Airport and the Swartz Bay ferry terminal - are just moments away. And outdoor adventures, by land or by sea, are outside your door, with close access to watersports, hiking, biking, and running trails waiting for you to discover the natural beauty of Vancouver Island.

Start Here.



1. Select Your Floorplan.

Choose from a collection of four thoughtfully-curated floorplans to find the home that best fits your lifestyle needs, now and in the future.

- The Aspen
- The Ponderosa
- The Arbutus
- The Cedar



2. Select Your Lot.

Surrounded by 100 acres of old growth forest, Saanich Ridge Estates offers large lots ranging from just under 4000 square feet to almost 6300 square feet and every home comes complete with a fully-fenced back yard.



3. Mortgage Pre-Approval.

If you have already been pre-approved to purchase a new home in Greater Victoria, you are even closer to owning a home in Saanich Ridge Estates. If not, our team is happy to recommend top mortgage brokers to help you complete the approval process quickly and easily.



4. Select Your Options.

Bring your personal touches to your new home in Saanich Ridge Estates by choosing from our interior and exterior colour palette choices or by selecting additional available features for kitchens and bathrooms.



5. Sales Contract.

With your selections completed, your sales contract will be prepared for review and finalization. Drafted by experts in real estate contract law, your sales contract will offer you protection and piece of mind while you await delivery of your new home.



6. Building Process.

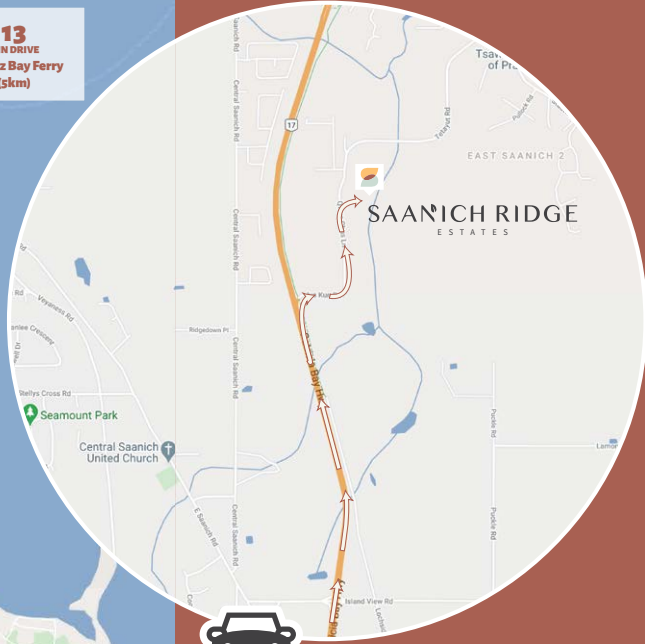
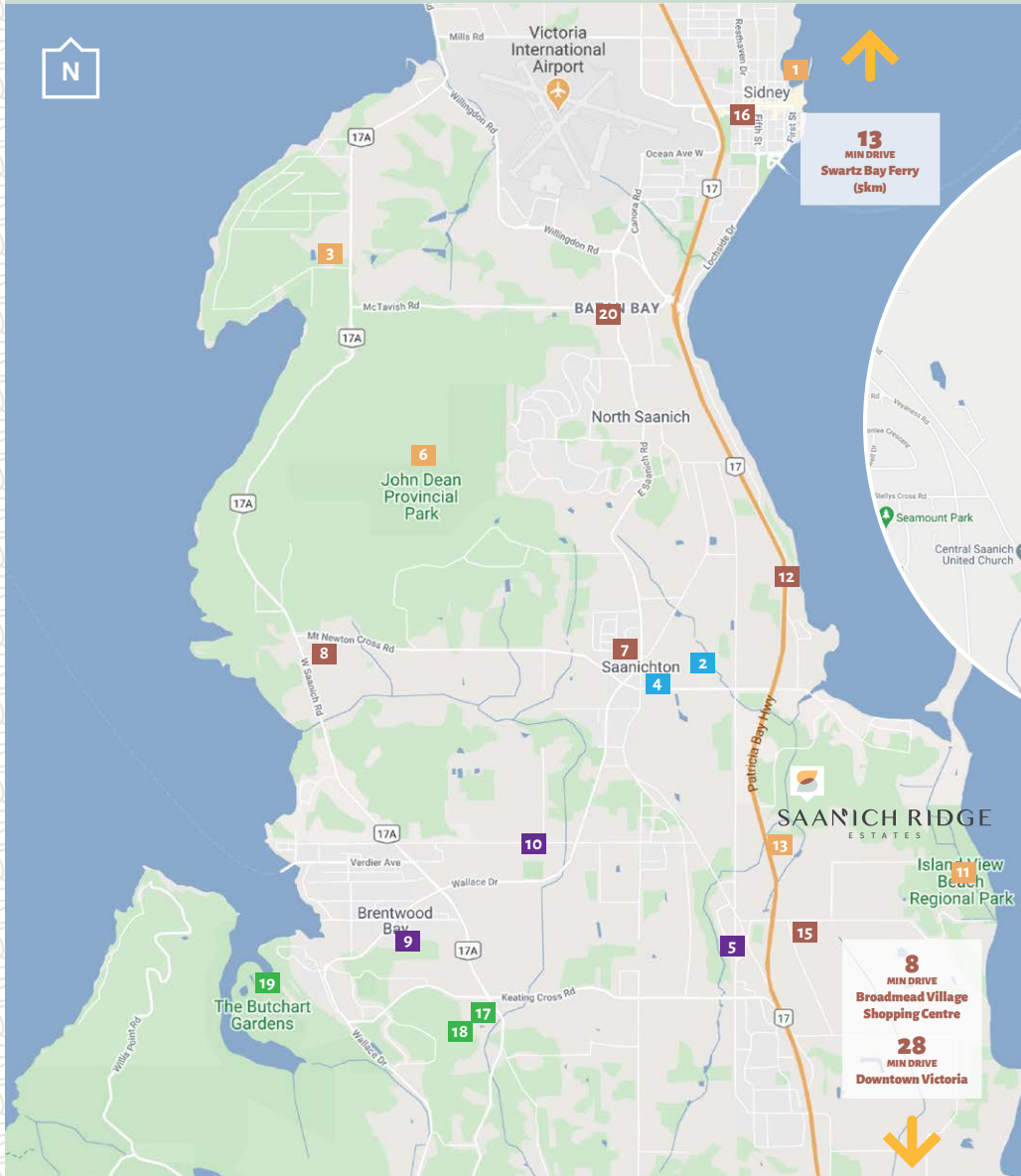
It will be an exciting 4 to 6 months as we build a new home in Greater Victoria which been chosen and personalized by you! Your Saanich Ridge Estates representative will update you regularly with progress reports from the developer, so that you're informed every step of the way.



7. Moving Day.

Your beautiful new home in Saanich Ridge Estates is ready for you to take possession and start making memories. Congratulations and enjoy it, knowing that you are protected by our comprehensive new home warranty.

Location Map



DIRECTIONS



- TAKE HIGHWAY 17 (Patricia Bay Highway) from Victoria north.
- PASS ISLAND VIEW ROAD (Michell Farms Market)
- STAY IN THE RIGHT LANE, and as you pass Heritage Acres there is a single lane exit that veers into Jus Kun Road.
- STAY ON JUS KUN ROAD as it veers left.
- THE NEXT RIGHT is Saanich Ridge Drive.

SHOPPING & DINING

- 7. Thrifty Foods
- 8. Woodwynn Farm Market
- 15. Mitchell's Farm
- 16. Save-On-Food
- 20. Roost Farm Winery and Bakery
- 12. Sea Cider Farm & Ciderhouse

RECREATION

- 1. Sidney Marina
- 3. Ardmore Golf Club
- 6. John Dean Provincial Park
- 13. Lockside - Galloping Goose Trail
- 11. Island View Park

ATTRACTIONS

- 17. Butterfly Gardens
- 18. Church & State Winery
- 19. The Butchart Gardens

AMENITIES

- 2. Saanich Peninsula Hospital
- 4. Canada Post

SCHOOL DISTRICT SAANICH #63

- 5. Keating Elementary School
- 9. Bayside Middle School
- 10. Stelly's Secondary Highschool





Saanich Ridge Estate offers a thoughtfully curated collection of four floorplans, designed to flow organically from room to room, always inviting in the natural light with large windows overlooking the surrounding outdoors. With homes that adapt to your needs, properties at Saanich Ridge Estates feature generous floorplans and oversized rooms, which can accommodate a growing family or expanding home business. Many homes feature a fully separate suite, and all are set on spacious lots to allow you enjoy the best of the Greater Victoria lifestyle. For every buyer, Saanich Ridge Estates has a house that feels like home.



The developer reserves the right to make modifications to lot sizes, building design, specifications, features, amenities, and floor plans. Prices are subject to change and can be withdrawn at any time.



FRONT



BACK

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The Aspen

Single storey layout for easy living without compromise.

The ideal home for downsizing or for the first-time homeowner, this two-bedroom, single floor layout doesn't compromise on quality or design. The wrap-around kitchen offers ample countertop space for the home chef, a large walk-in closet provides plenty of storage, and a single car garage makes the Aspen the ideal choice for those seeking a more spacious alternative to condo living in Greater Victoria.

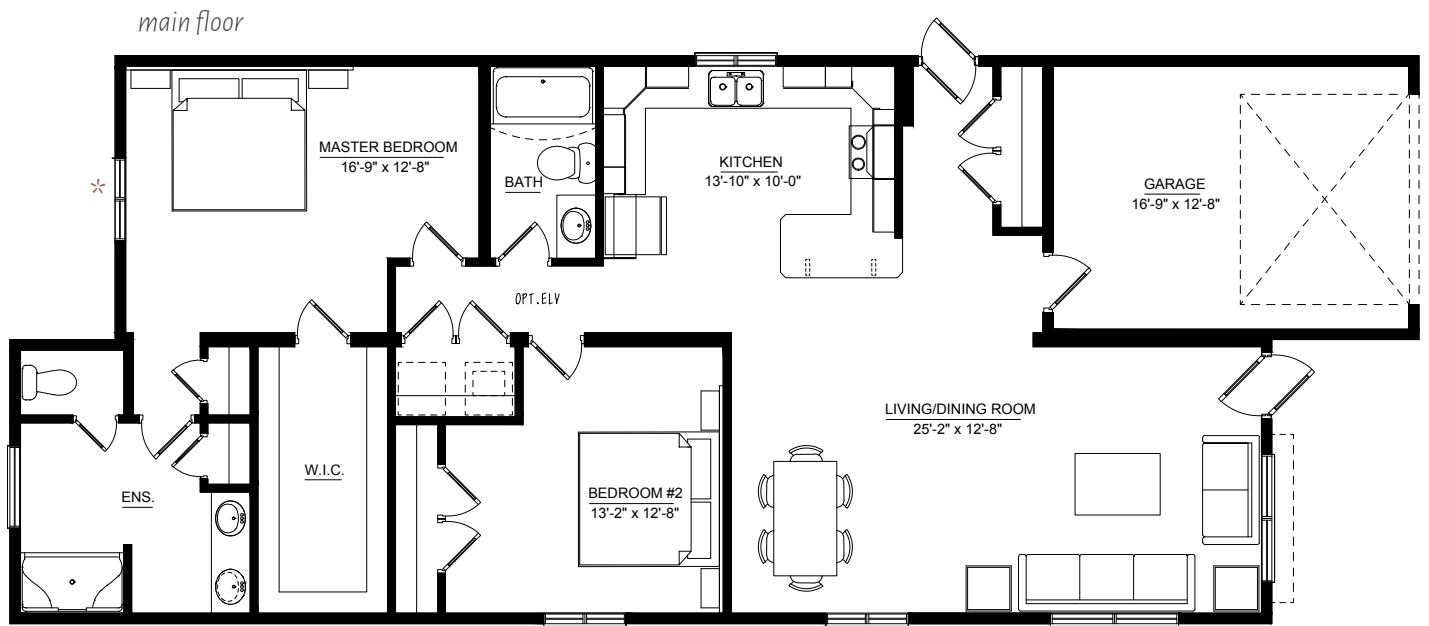
- 2 bedrooms
- 2 bathrooms
- Fully fenced backyard
- Single car garage
- 1500 total square feet


SAANICH RIDGE
ESTATES

E. & O. E. The developer reserves the right to make modifications to lot sizes, building design, specifications, features, amenities and floor plans. Prices are subject to change and can be withdrawn at any time.

The Aspen

2 bed + 2 bath
1 level
1500 sf



* optional door and cement pad upgrade available



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The Ponderosa

A spacious ranch-style house perfect for family living.

Putting Greater Victoria family home ownership within reach, the Ponderosa offers durable, quality construction for an attainable price. With a fenced green backyard and a kid-friendly, single storey layout, this home is ideal for families or professionals looking for plenty of home office space.

- 3 bedrooms
- 2 bathrooms
- Fully fenced backyard
- Single car garage
- 1524 total square feet

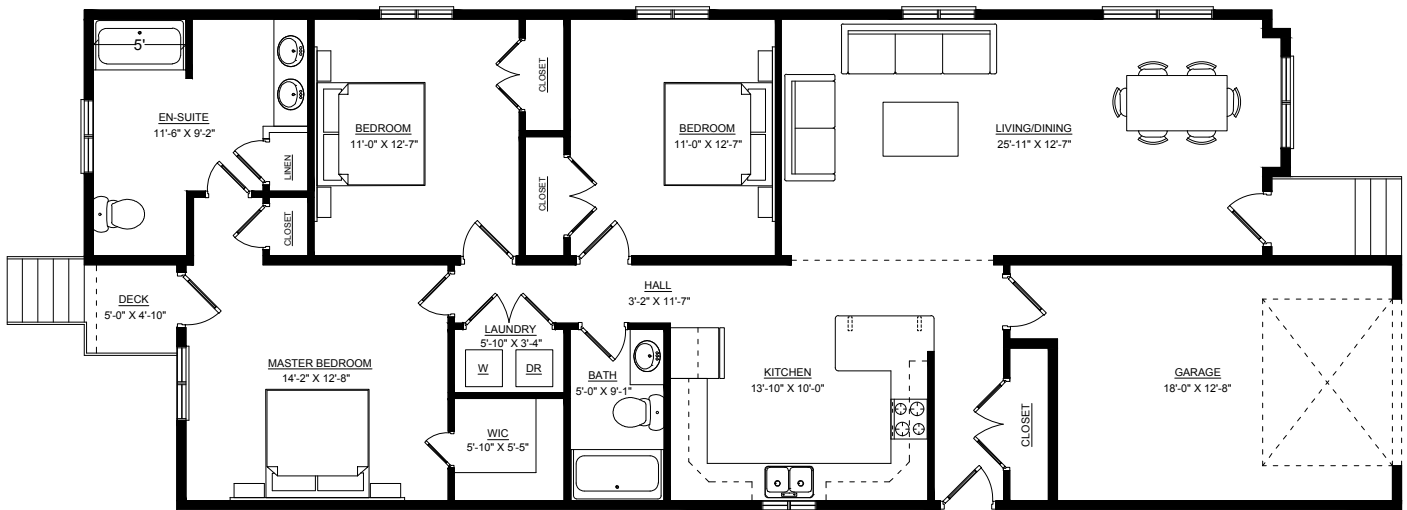

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ESTATES

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The Ponderosa

3 bed + 2 bath
1 level
1524 sf

main floor





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The Arbutus

Two-storey homes to reach your goals sooner.

The Arbutus features a spacious layout with three bedrooms, including a roomy master bedroom and ensuite with convenient double sinks to make getting ready a breeze, a separate home office, and ample storage space. This home includes a fully independent one bedroom suite, perfect as a mortgage-helper or a residence for a loved one. With an enclosed garage and a fenced back yard, the Arbutus is an ideal family home.

- 3 bedrooms plus den
- 3 bathrooms
- Plus 1 bedroom, 1 bath suite with private entrance
- Fully fenced back yard
- Single car garage with storage space
- 2462 total square feet


SAANICH RIDGE
ESTATES

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The Arbutus

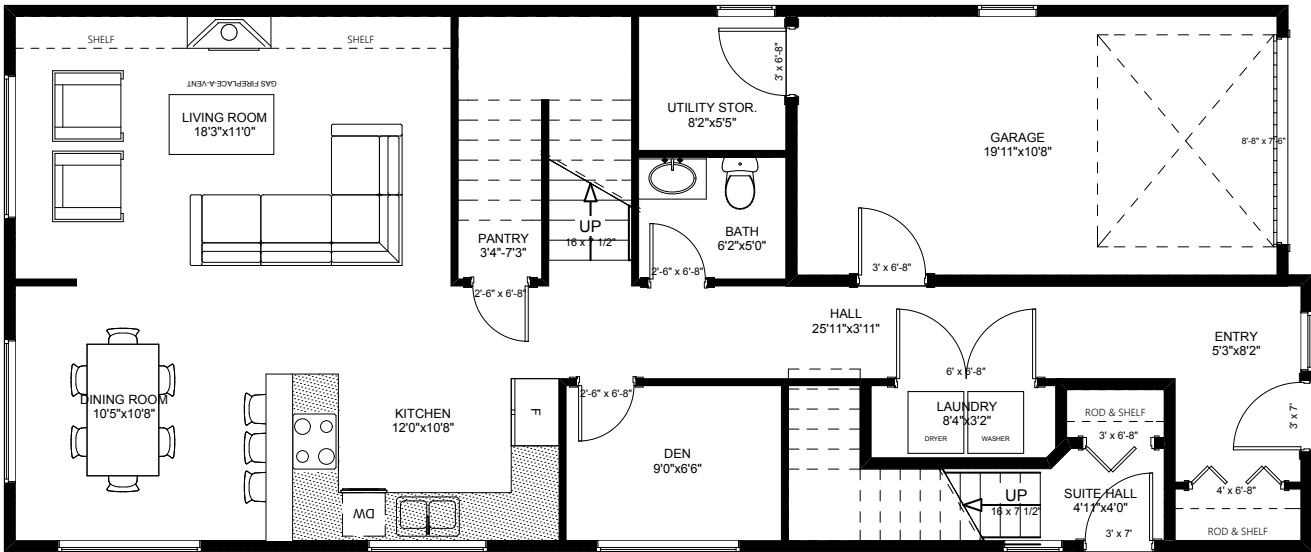
3 bed & den + 3 bath

2 levels

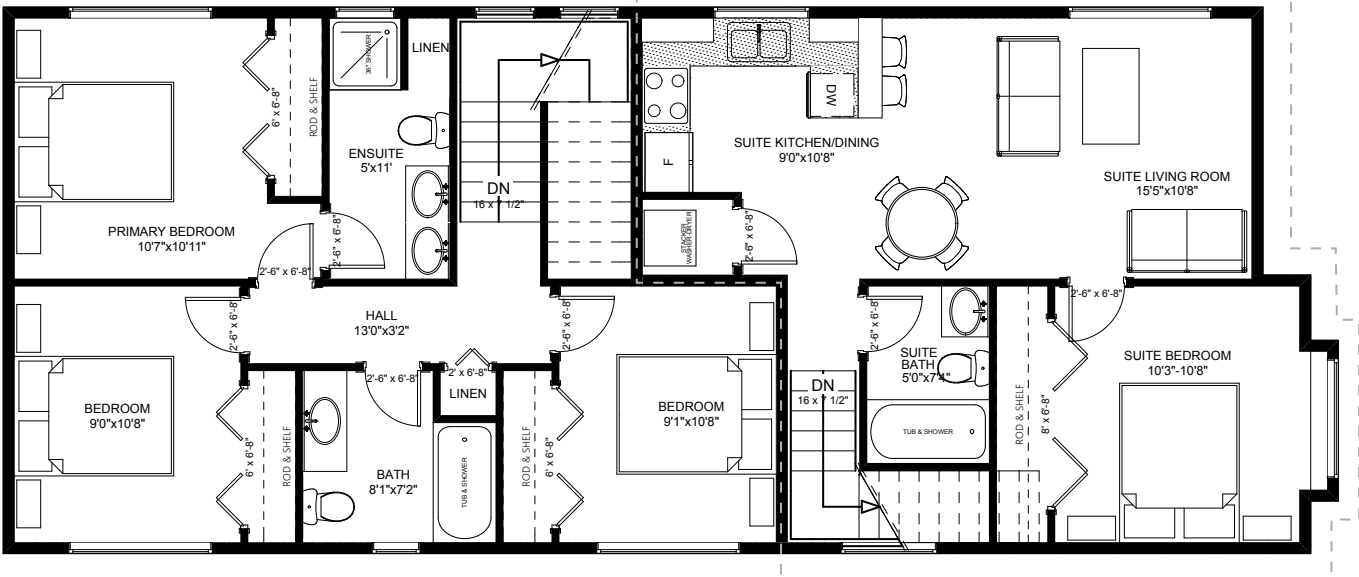
2462 sf

Plus finished 1 bed + 1 bath suite included
with private entrance

main floor



upper floor





FRONT



BACK

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The Cedar

A family home that keeps you closer but with all the room you need.

The Cedar features a generous layout with three bedrooms, including a spacious master suite with large walk-in closet, a separate home office, and ample storage space. An independent one-bedroom, suite is an ideal living space for an older family member or to generate rental income, and a fenced green backyard encourages weekend fun and entertaining.

- 3 bedrooms plus den
- 3 bathrooms
- Plus 1 bedroom, 1 bath suite with private entrance
- Fully fenced back yard
- Single car garage with storage space
- 2505 total square feet

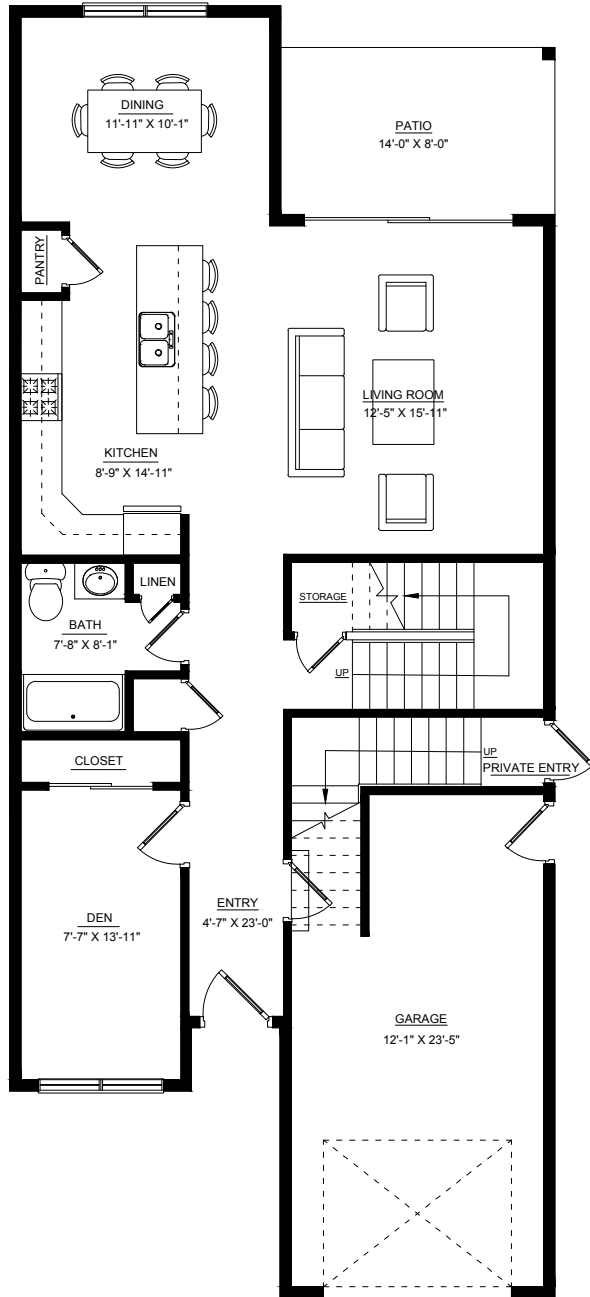

SAANICH RIDGE
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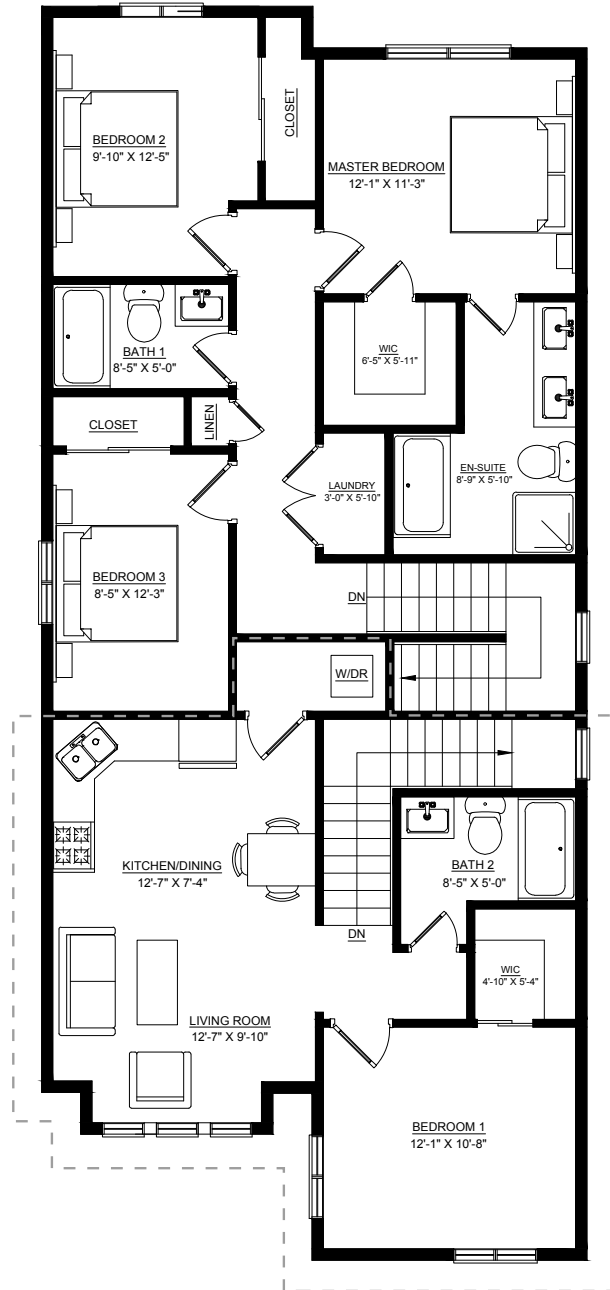
The Cedar

3 bed & den + 3 bath
 2 levels above ground
 2505 sf
 Plus finished 1 bed + 1 bath suite included
 with private entrance

main floor



upper floor





Features & Finishes

Saanich Ridge Estates brings comfort and quality to owning a home in Greater Victoria, offering spacious living environments surrounded by natural beauty that are built to maintain value and meet your needs, now and in the future.

CUSTOMIZED CONTEMPORARY HOMES

- Your choice of interior colour palette
- Select your preferred front exterior finishing colour
- Personalized options for kitchen and bathroom finishes
- Landscaped front yards

UPGRADED KITCHENS AND BATHROOMS

- Contemporary-styled wood cabinets in kitchen and bath
- Stainless steel appliance package
- Quartz countertops in primary kitchens
- Expansive kitchen counter space with seating capacity
- Enhanced cabinet and storage space
- Spacious bathrooms including ensuite in master bedroom
- Quality plumbing fixtures throughout
- Ensuite features double sinks

SPACIOUS LAYOUTS

- Roomy bedrooms with space for desks or additional furnishings
- Large closet spaces including walk-ins in master bedrooms
- Extended bay window featured in living rooms
- Full-sized washer and dryer
- Spacious single car garage
- Many homes featuring fully separate suites with private entrance and laundry
- Crawlspace for additional storage capacity
- Fully fenced, child and pet-friendly back yards

EFFICIENT HOMES

- Electrical box space to allow for expansion circuits for car charging station, backup battery system or future solar panel installation
- Access to Shaw On-Demand or Telus Fibre Optic service, including a TV package and high-speed internet
- Large durable, double-glazed windows for vibrant natural light and energy efficiency

QUALITY CONSTRUCTION

- Top standard engineering meeting all modern seismic code requirements
- Durable asphalt shingle roof and long-lasting plank siding
- Trim and exterior finishing for enduring value
- Wear-resistant and attractive flooring choices throughout
- The security of a 10-year warranty for structural defects, 5-year building envelope coverage, and 2-year protection for material and labour coverage (1 year for cosmetic, 2 year for mechanical)
- Covered and well-lit front entrance
- 2-inch blinds included throughout

*some features may be plan dependent.



The Millennium Lease / The answers you need about leasehold land

THE 'MILLENNIUM LEASE' PROTECTS YOUR INVESTMENT

- Often, with fixed-term lease land, buyers worry about a perceived lack of equity in their home and what will happen at the end of the lease. However, Saanich Ridge Estates homebuyers have the security of a guaranteed option to renew their lease up to 999 years. Buyers, through the Homeowners Administration (HOA) can pay 1% of their home's assessed tax value every 20 years to refresh their lease back up to a full 99 years, a process which can happen 45 times for a total duration of 999 years. It's a small investment when compared to the initial savings of purchasing a leasehold home, freeing you expand your investment portfolio in other areas through the benefit of smaller mortgage payments. Additionally, banks like seeing fresh lease terms and extending those terms helps homeowners retain maximum resale value on their house in Saanich Ridge Estates.

AVOID PTT OR SPECULATION TAX!

- With the introduction of Speculation Tax, there are concerns for property owners about their tax burden increasing. At Saanich Ridge Estates, there is no Property Transfer Tax (PTT) or Speculation Tax for new home buyers, as the site is located on Tsawout First Nation land which adheres to its own system of taxation. With the savings in taxes, you could furnish your new home!

MORTGAGES ON LEASEHOLD LAND

- When considering a mortgage on leasehold land, lenders will review many factors including income, credit score, down payment amount, and the property itself, in the same manner as with freehold land mortgages. Most major lending institutions are experienced with home financing for leasehold land, and we can recommend several options to help find the best match for your needs.

YOU CAN SELL THE PROPERTY

- Your property is yours to sell at any time and can be listed on the MLS with a Realtor, like any other home. The only additional requirement is that once sold, the transaction will be registered with the Tsawout First Nation and entered in the Canadian Federal Registry. We are happy to recommend Realtors experienced with the process.



HOA – IT'S LIKE A STRATA

- It is common for leasehold properties, like Saanich Ridge Estates, to have a Homeowners Association (HOA) that manages the community much like a Strata Council, ensuring it is properly maintained and an excellent place to live. An added benefit? HOA fees tend to be significantly lower than Strata fees. Ours is currently only \$75 dollars per month, freeing up your money for other things.

INSURANCE IS SIMPLE

- There is no difference in insuring a leasehold home from a freehold hold. Simply choose the insurance provider that best meets your needs.

SAANICH RIDGE ESTATES

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www.saanichridge.ca


SAANICH RIDGE
ESTATES

SAANICH RIDGE LEASE VS. CENTRAL SAANICH HOUSE COSTS



VS.



SAANICH RIDGE HOME:
\$760,000

DOWN PAYMENT
\$152,000

LEASE PAYMENT
\$460 / month

MORTGAGE PAYMENT
\$2,637 / month

5 YEAR'S MORTGAGE INTEREST
\$66,880

5 YEAR'S LEASE PAYMENTS
\$28,299

5 YEAR'S PROPERTY TAXES
\$24,237

CENTRAL SAANICH HOME:
\$970,000

DOWN PAYMENT
\$194,000

N/A

MORTGAGE PAYMENT
\$3,365 / month

5 YEAR'S MORTGAGE INTEREST
\$85,360

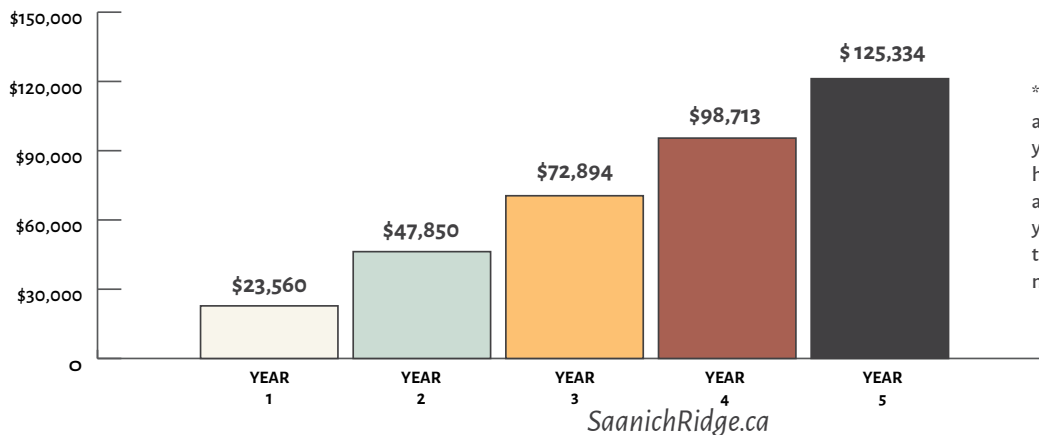
N/A

5 YEAR'S PROPERTY TAXES
\$32,465

NET OUT OF POCKET SAVINGS (FIRST 5 YEARS)

\$208,409

FORECASTED APPRECIATION AT VALUE: 2.2% ANNUAL APPRECIATION



*If homes in Central Saanich appreciate at a rate of 3.5% per year then it can be forecasted that homes in Saanich Ridge Estates appreciate at a rate of 2.2% per year after taking into account the inflation adjustment on the monthly land lease payment.

SAANICH RIDGE
ESTATES

Sitemap



PHASE 2

Lot 157 408.1 m² / 4393 sf
Lot 158 370.2 m² / 3985 sf
Lot 159 331.7 m² / 3570 sf

Lot 160 331.8 m² / 3572 sf
Lot 161 331.8 m² / 3572 sf
Lot 162 331.8 m² / 3572 sf

Lot 163 331.8 m² / 3572 sf
Lot 164 331.9 m² / 3573 sf
Lot 165 336.0 m² / 3617 sf