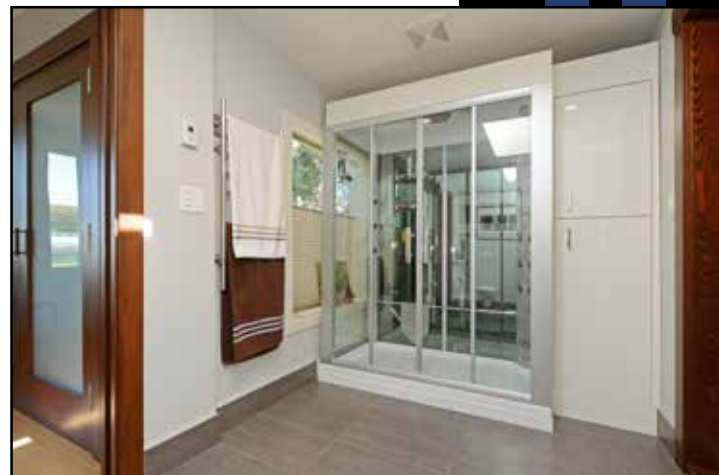


580 Birch Road



presented by

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CHRISTIE'S
INTERNATIONAL REAL ESTATE



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You've found your West Coast Retreat! This architectural jewel with panoramic OCEAN VIEWS is set on a private, sunny 1acre retreat in sought-after Deep Cove on spectacular Saanich Peninsula. A complete transformation in 2007, this designer home offers 4BD/4BA, 3,619sf, perfect for elegant entertaining & casual Island living. Vaulted ceilings provide dramatic entry, an abundance of natural light through the many windows & expansive outdoor living spaces capture the warm sun, views & sunsets from every angle. Well-maintained, move-in ready with extra features & recent updates: home automation ready, bamboo and cork flooring, radiant solar-heated floors, thermo pump AC, gourmet kitchen, spa-styled ensuite, hot tub, wine cellar & list goes on. Room for extended family or home-based business along with a sep. 1BD/1BA Coach House connected by a pergola. The lush grounds are impeccably landscaped with exotic plantings, koi pond, irrigation systems and surrounding nature offers peace & privacy

General Information

Listing Price: \$2,195,000
 MLS#: 408809
 District: North Saanich
 Area: NS Deep Cove
 Finished Sqft: 3619
 Bedrooms: 4
 Bathrooms: 5

Interior Features

Blinds, Cathedral Entry, Ceil Vaulted, Closet Organizer, Dining-Living Combo, Eating Space, Flrs/Cork, Flrs/Tile, Flrs/Wood, French Doors, Hot Tub Int, Sauna/Steam Rm, Skylight, Storage In Suite, Wine Storage

Basement Description

Finished - Fully, Full, Walk-out, With Windows

Appliances

Contact List Licensee

Lot Information

Lot Sqft: 43560
 Lot Acres: 1.00 acres
 Lot Shape: Irreg.
 Taxes: \$5,485.00 (2018)
 Water: City/Munic.
 Exterior: Stone, Wood
 Driveway: Concrete
 Parking Type: Driveway, Garage Double, RV

Lot Features

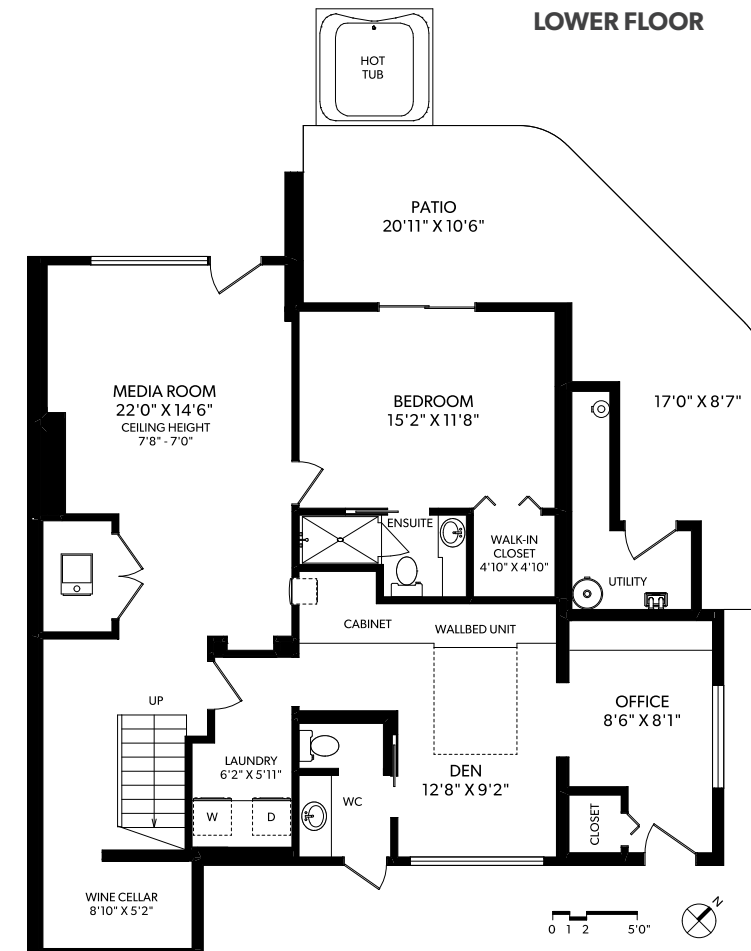
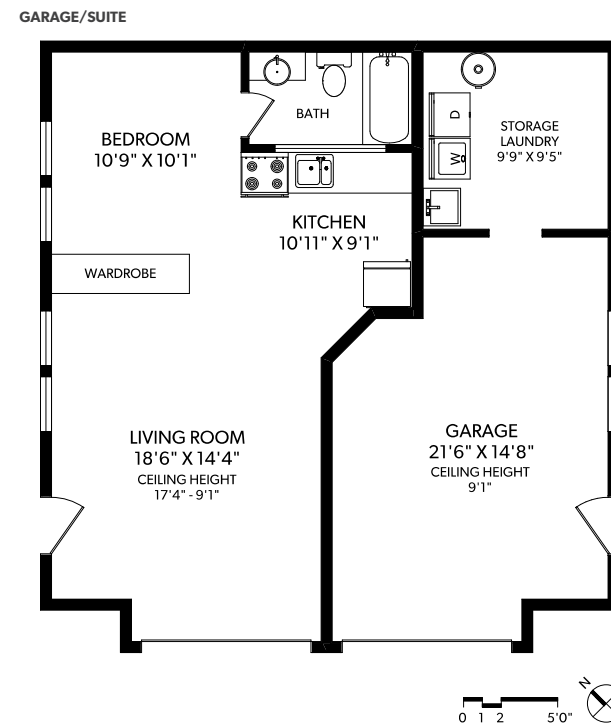
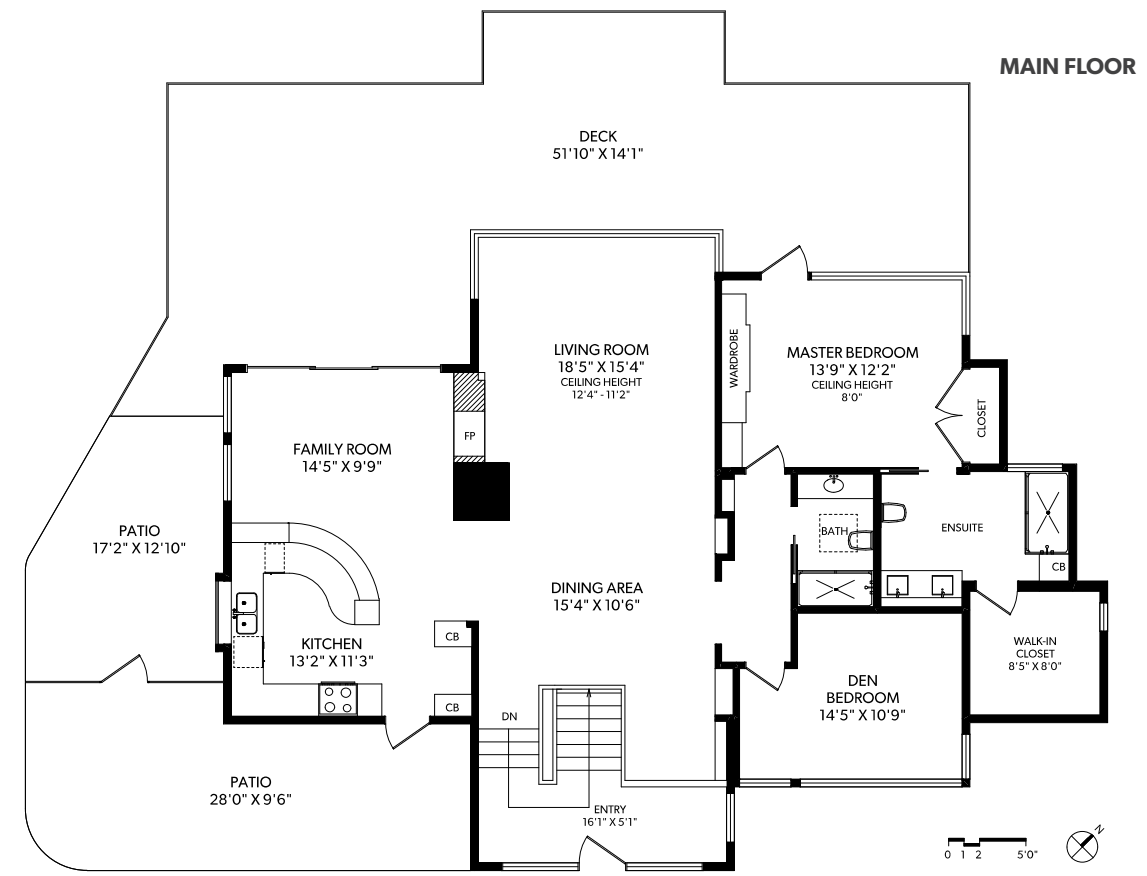
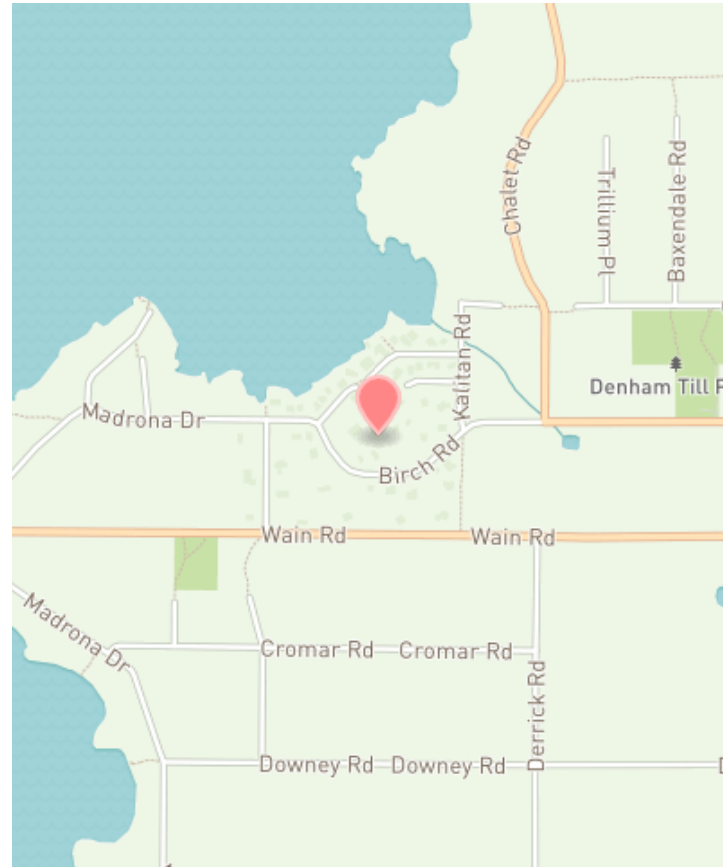
View: Mtn, View: Water, Private, Serviced, Treed

Building Information

Year Built: 1963
 Fuel: Electric, Propane, Solar
 Heating: Floor Radnt, Heat Pump, Hot Water
 Foundation: Concrete Poured
 Roof: Torch-on
 Exterior: Stone, Wood

Schools

Elementary: 63 Deep Cove
 Junior: 63 North Saanich
 Senior: 63 Parkland



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS
MAIN	1738	0	1738	GARAGE 303
LOWER	1313	64	1377	PATIOS 808
SUITE	568	108	676	DECK 859
TOTAL	3619	172	3791	

All measurements are approximate. If measurements are critical, purchaser should verify. All details and figures have been obtained from sources deemed to be reliable but are not warranted or guaranteed to be correct by Newport Realty Ltd. or its agents.