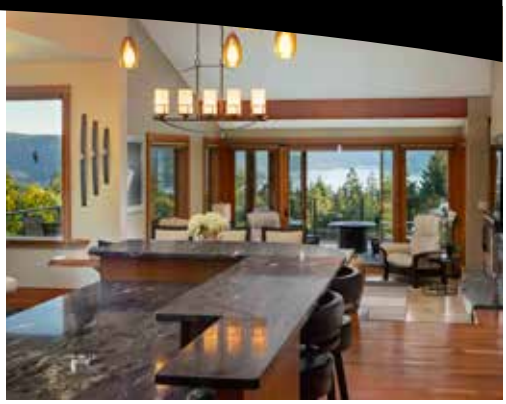
Where Sophistication Meets Serenity



Welcome to a very special corner of southern Vancouver Island!

Here, the rural charm of Saanichton meets the sea-side tranquility of Brentwood Bay. Your forested surroundings and incredible views over Saanich Inlet give the impression of a remote resort. And yet, this enviable location is surprisingly convenient for accessing services, entertainment, and amenities anywhere between Sidney and Victoria.

The property's showcase, three-bedroom house was built to high quality in 1981. In 2011, the current owners completely remodelled the home with inspiration from iconic designer J.C. Scott. Fine attention to details create contemporary functionality as well as a west-coast aesthetic that blends natural materials with a comfortable, modern layout. Enjoy a relaxed, luxurious lifestyle with close connections to the land and sea.

MARILYN BALL
PERSONAL REAL ESTATE CORPORATION

Proudly presenting:
8100 Woodwyn Terrace
Central Saanich, BC

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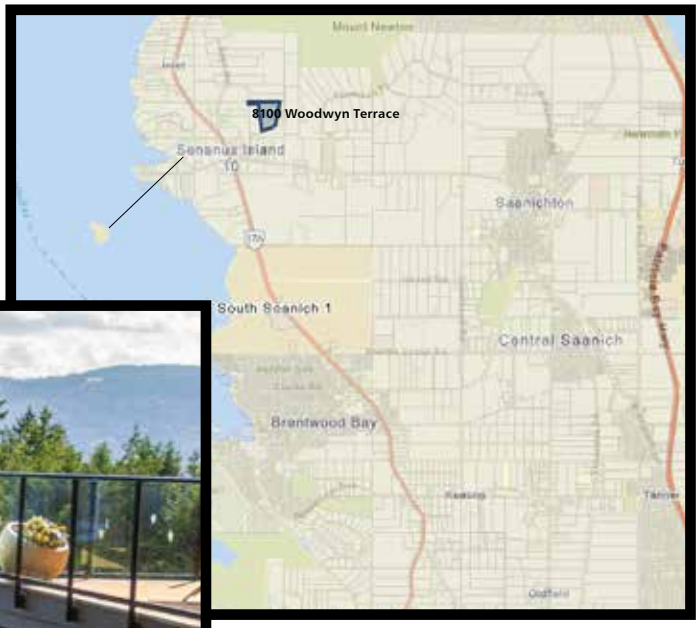
3194 Douglas St., Victoria, BC V8Z 3K6

COLDWELL BANKER | GLOBAL LUXURY

Sanctuary Awaits

Once you turn off nearby West Saanich Road and Mount Newton Cross, a charming, rural drive leads to your doorstep. City life feels worlds away. But groceries, errands, appointments, and memorable nights out are all within easy reach.



This property's 4.66 acres inspire outdoor enjoyment. Exterior seating and dining areas, walk-out patios, open green space, and an enclosed garden with raised beds all invite you to spend extra time outside.

Outdoor stonework pays tribute to the grounds. Much of it is part of the site's history. Similarly, some of the home's woodwork draws from trees harvested and milled on-site. These features deepen a living sense of the land, indoors and out.

Scenery Included

Indoor and outdoor spaces take in the serene beauty of this living postcard.

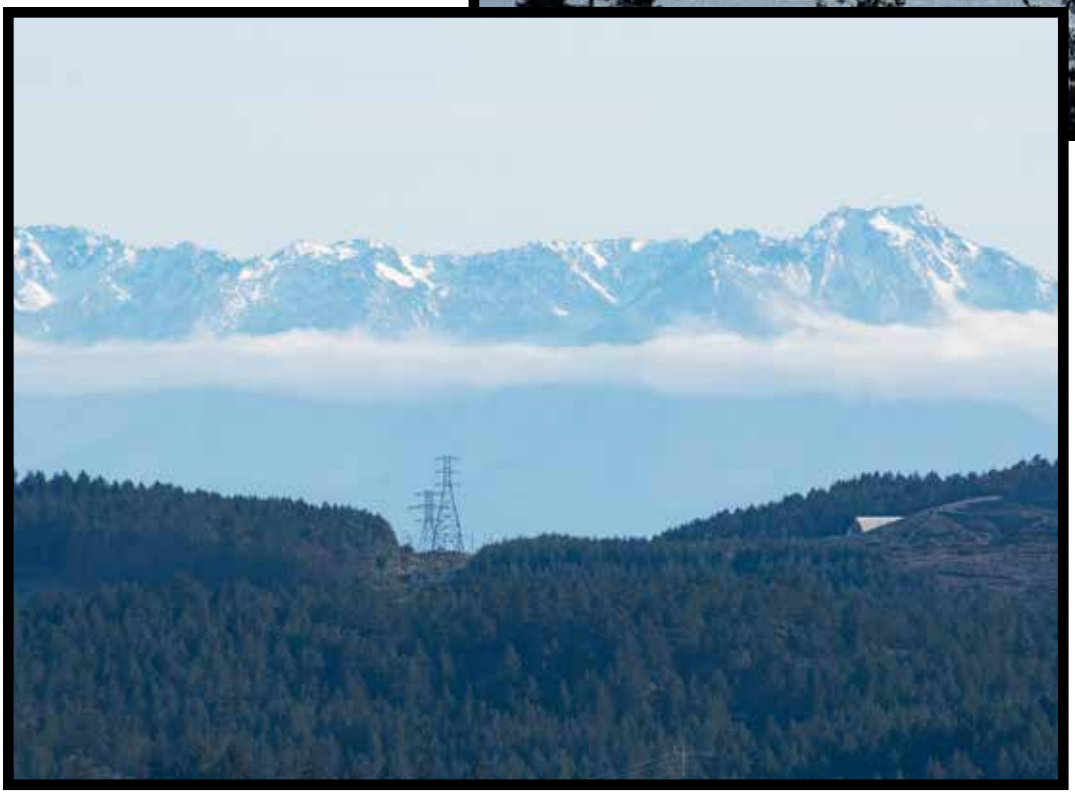
Carefully positioned for south-west exposure, the home overlooks the storied Saanich Inlet. Finlayson Arm, adding depth to the ever-changing vista. Seasons, weather, and time of day bring subtle changes to the scene. Birders and boaters will love tracking the feathered friends and marine vessels that make regular crossings of the Inlet.

Your forested view and peaceful waterways are a major part of the home and its tranquil grounds. From this vantage, every sunset offers a private spectacle, whether you're reveling in ocean breezes or cozied up inside by the fire.

Beauty Abounds!

Cast your gaze east, south or west. A long-distance view takes in the nearby Saanich Inlet and forested slopes beyond. To the north, a lively forest filled with fir trees guards the property.

On the south side of the grounds, an outstanding view of the snow-capped Olympic Mountains opens up.



A half-hour walk (or five-minute drive) leads down to the shoreline, with destinations like Thompson Cove and Henderson Beach offering much to explore.

Expansive Grounds

Contrasting with forested surroundings, the house's yard is an open green space. This could be the site of a future carriage house. Out-of-sight but not out-of-reach, the lot's untouched southern half can be built out or left au naturel. The northern grounds have a mature setup already. You have a double-car garage as well as RV and golf-cart parking, studio space, full workshop, woodshed, and elevated firepit.

The property's natural setting and sizeable lot make this home an excellent long-term investment. Urban and rural areas nearby are dominated by density and agriculture, while Woodwyn Terrace provides an ideal middle ground: a peaceful but not isolated place to call home.

House & Home

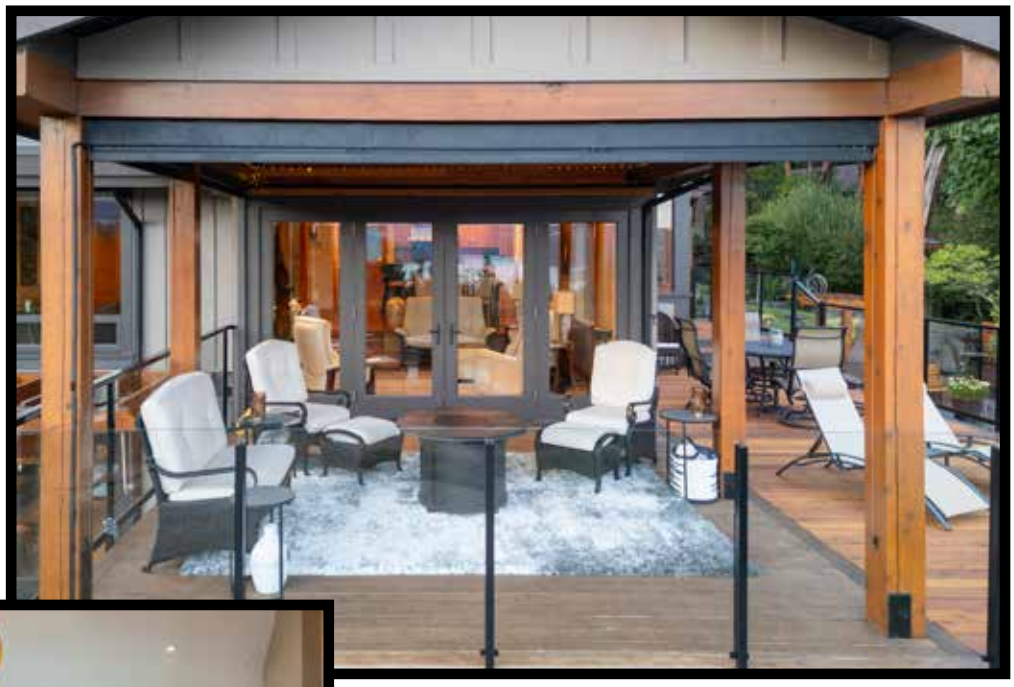
This home offers more than meets the eye. By design, the exterior looks high-end, not ostentatious: blending modern design and rustic elements that reflect the landscape.

An intentional fluidity between indoor and outdoor spaces makes this spacious, 3,700+ square-foot home feel even larger than it is.

Whether you're stepping onto your stylish terrace, enjoying the outdoor dining area, or relaxing in the meditative garden space, you'll find a delightful harmony between the home's interior and exterior areas. That's west-coast living at its finest!

A Hideout Built for Hosting

The secluded atmosphere suits quiet days away from the south Island's iconic destinations and commercial areas. But the home's elegant design and stunning views make it an attraction of its own.



For intimate dinners or large gatherings, this stylish, highly functional chef's kitchen will be the life of the party. Here, you have space to create a feast with help–and with mountain and ocean views in plain sight!

The patio and terrace invite you and your guests to dine outdoors. When weather keeps conversations indoors, the living room provides plenty of space, and is anchored by a double fireplace with attractive stone surround.

Arrival

Woodwyn Terrace is a peaceful, no-through-road with tranquil ambiance and abundant forest. Beyond the motorized entry gate at 8100, your paved, circle driveway gives a mini-tour of the landscaped grounds. Mature trees, thriving shrubbery, and mossy outcroppings all bring the scene to life.

First impressions will miss much. Subtle touches of masonry, fine woodwork, and statuary decorate the grounds.

The home's front side faces east, making the covered patio with basalt tile and gorgeous beams the perfect place to await visitors or wait out the summer heat. For most of the year, the shady side will be a prelude to epic views beyond the door.

Entryway

You're much more than welcome home!

The front entrance to the house is bright, warm, and inviting. Its covered, basalt-tiled walk-up is illuminated by a skylight and surrounded by fine woodwork as well as verdant plant life.

Here, a suggestion of the home's finer details greets you: the custom-made, edge-grain front entrance door. Its stylized fir surface is rich in hue and texture, although more rustic than ornate in its effect. That's one hallmark for the home's overall aesthetic. An elegant, natural, calmly confident design.

From Foyer to Kitchen

Step inside, and the home makes its spacious, stylish first impression.

The effect is total but made of parts. There's the interplay of wood and stone. The open but not cavernous feel of distinct spaces. Vaulted ceilings reaching to over fifteen feet. And a clear view of the spectacular scenery beyond.

Next, the eye is pulled toward the showcase fireplace, the open kitchen and dining area, and the treed view coming through a large, east-facing window. Natural design and outdoor scenery combine to create a unique blend of indoor and outdoor settings.

A highly intentional layout makes gathering places part of the immediate effect upon entering. Bedrooms and the secondary suite, however, stand discreetly out of view.

Kitchen Features

This spacious chef's kitchen is equipped with a six-burner stove, two ovens, two dishwashers, and a walk-in pantry. But nowhere does enhanced functionality detract from the kitchen's attractive look. Eye-catching, wall-flush cherrywood cabinetry contrasts deliciously with black granite countertops and backsplashes for a modern-but-elegant aesthetic. Cherrywood trim surrounds most appliances, adding to the intentional, holistic feel of this all-important room of the house.

The kitchen's angled, two-tier island maximizes prep space and can accommodate four barstools. Besides a spot for casual meals, the island houses a microwave and warming oven plus multiple drawers for extra storage. Other features include a dedicated wine fridge, bar area, and a skylight to brighten up any gathering.

On many nights, you'll be called to enjoy meals outside. Handy pass-through windows connect the kitchen to the home's carpeted, covered patio, which is ideal for BBQing and entertaining.

Open Design Dining

Who's ready for more (room)?

The dedicated dining room spans 10 by 22 feet, allowing space for people to sit and enjoy a meal. Even at capacity, the dining area feels extra spacious, because it flows seamlessly into the kitchen and family room, with ample light and gorgeous scenery pouring in from large windows.

The dining area and kitchen can combine into a space for hosting receptions. Even the most exacting guest will appreciate how intentional design, functional layout, and unique touches make every corner of this special home blend into an impressive whole.

Living Room with a View

This living room feels truly alive, with the ever-changing view of forests, mountains, and ocean currents flowing through its wall-sized, feature window.

Grandeur meets coziness in this distinctive area of the home. Epic vistas to the south contrast with the cozy feeling of close conversations warmed by the light of a wood-burning, showcase fireplace with stylish stone surround.

Not quite carved out from the rest of the home, the living room still has a snug feel. Here is a place for quiet reading, intimate conversations, or even a little restful dozing when the time comes. The room's tranquility is deepened by the sound of wood crackling in the fireplace and impressive but distant views of ocean waters and forested slopes.

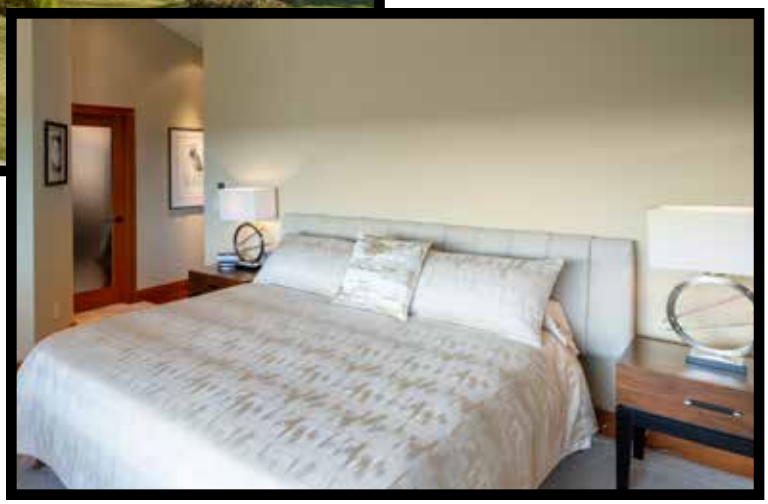
Spanning more than 19 by 16 feet, the living room can accommodate an endless array of arrangements. Whether you envision a massive sectional or plan to curate a selection of loungers, this room is ready to become your very own home within the home.

Make it so!

Primary Suite

The home's tasteful, primary suite feels complete with a walk-in closet that has a window and skylight; a spa-like, five-piece en suite bathroom; and a private view onto the property's incredible scenery. All that's missing is your personal touch!

Whether you leave the suite minimal or maximize its decor, this is a private sanctuary. With just one bedroom on the main floor, this room is discreetly set aside from other living spaces.



The primary bedroom is large enough for a king-sized bed plus side tables and chairs. Vaulted ceilings reach eleven feet high, extending the room's luxurious feel.

Ensuite

The primary suite's ensuite bathroom includes a dual vanity, walk-in shower, and luxurious soaker tub that sits next to a large, folding window that disappears from view when fully opened. Tub time just became infinitely more relaxing with your front-row seat to the beautiful scenery outside.

Overall, this room feels understated but stylish. The minimal design lends an appropriate clean feel, while the interplay of tile and wood accents create a beautiful, intentional aesthetic.

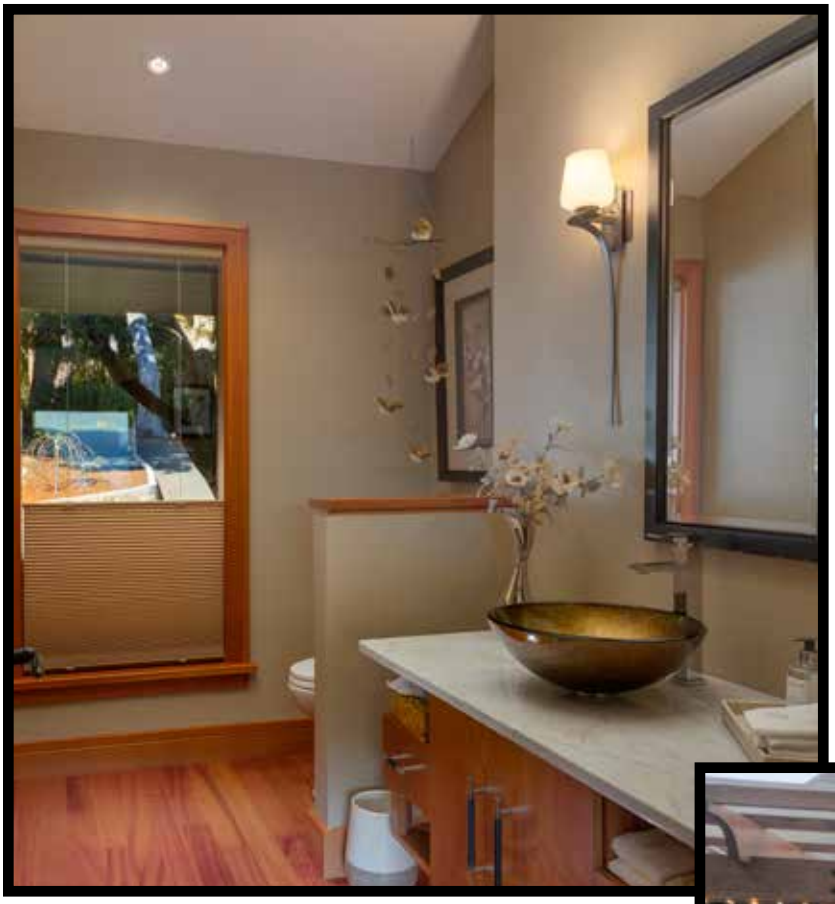
Family Room

The sunken family room is a hallmark of the home's fluidity between indoor and outdoor spaces.

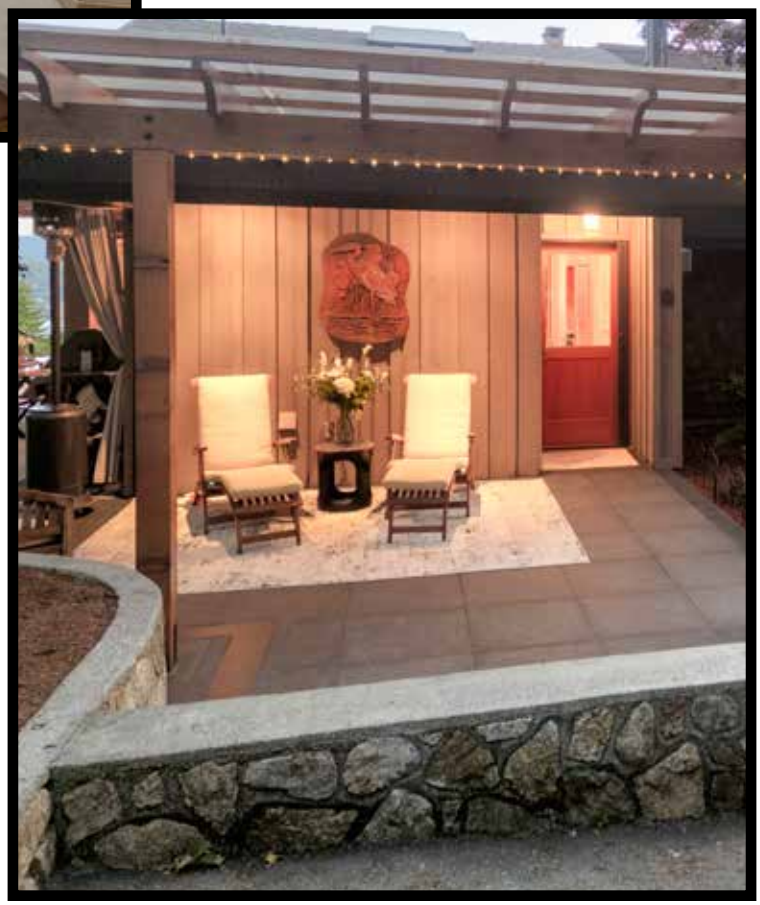
Below the dining room, this seating area provides a cozy place to enjoy a crackling fire's warmth or to take in a fresh breeze. Separate windows face three directions, creating a contrastingly expansive feel. And wood-trimmed French doors open onto your scenic covered deck.

In this room, your private views of the Saanich Inlet truly feel like a part of the family.

Powder Room & Side Entry



Between the foyer and kitchen stands a stylish two-piece bathroom. It features the now-familiar cherrywood accents as well as a decorative sink bowl. Two attractive sconces complement the room's vertical mirror and window.



A secondary entrance at the north-east corner of the house has a covered seating area with tiled floor. This leads to the laundry area and kitchen with a handy drop-shelf. Never forget where you put those keys again!

South West Sun Deck

Here is your best-seat-in-the-house for enjoying wind-swept views of the Saanich Inlet. A south-western aspect makes the most of the forested slopes and moving waters that look equally relaxing and inspiring.

Fully equipped with a glass barrier that does not impede the view, motorized sun shades, ambiance lighting and full cover for rainy days - this is your home's four-season oasis.

Kitchen Sun Deck

The home's south-eastern side features a carpeted outdoor area that's perfect for dining outdoors. On one side convenient pass through windows extends your kitchen outdoors; on the other, a peaceful view of the property's enclosed gardens.

Verdant plant life and floral aromas rising from below add to the enjoyment of this spacious deck. For intimate meals or social gatherings, this outdoor space rivals the finest options anywhere on Vancouver Island.

Lower Level Features

The home's lower level is a fully functional secondary suite. It has more than 1,650 square-feet of finished interior space as well as an equal amount of dedicated patio area to enjoy.

This floor holds two bedrooms, two bathrooms, a fully functional kitchen, office area, media room, and a separate, lockable entrance. There is plenty of storage room as well, including a small wine room under the stairwell.

The lower level's main bedroom has a four-piece, ensuite bathroom.

An impressive stone-surround houses the living room's woodburning fireplace. Both the indoor and outdoor spaces look out to the same stunning views as the main floor enjoys. Clearly, this is no mere "basement suite"!

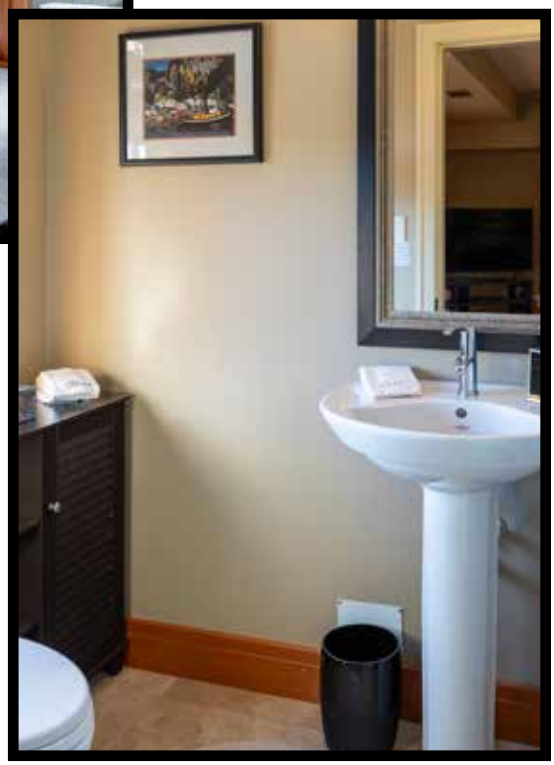
Lower Level Kitchen

The home is divided into two stories, but there is still harmony of design and quality. The lower kitchen features the same cherrywood cabinetry and pendulous amber lighting as we see upstairs.

Having a separate kitchen opens up possibilities for long-term guests or bed-and-breakfast style visitors. And any chef will appreciate the chance to make meals with such gorgeous scenery in view.

Lower Level Living Room

The kitchen, living room, and outdoor patio flow together beautifully in this open design. Between the kitchen area and French doors to the patio opening to the south, there is plenty of space to gather in front of the fireplace.



The living room has a custom wallbed, too, for accommodating extra overnight guests.

Lower Level Main Bedroom

Measuring twelve by twenty-two feet, this second primary bedroom has much to recommend it. There is a four-piece ensuite bathroom, and French doors opening onto the large patio with fresh air and incredible scenery to enjoy.

The only downside, here, is that your guests may be tempted to overstay their welcome.

Lower Level Guest Room

The lower level's second bedroom is large enough to accommodate a King-sized bed with end tables on either side.This room is next to a two-piece bathroom. The powder room can easily be altered to a 4-piece, as the necessary additional plumbing is already in place. This lovely bedroom enjoys private access to the outdoor patio through French doors.

The beauty of the room is its multifaceted nature. It has also been used as a business office that can comfortably hold two large executive desk configurations on either side for spouses to co-exist beautifully in an office setting while enjoying the fantastic views. The custom wood-framed interior door is inset with glass to allow light passage, or it can easily be fitted with a Roman shade for privacy.

Another wonderful aspect of having the patio door access to this room is that when used as a business office, the owner can welcome clients via exterior access, and not worry about disturbing other family members. Truly, this room is designed exceptionally well!

Lower Office & Utility

The lower floor's south-east corner has storage space; its own laundry area; and a dedicated office, which could be transformed into a hobby shop, exercise room, or flexible space for other uses.

On the floorplan, one can see a small hallway off the lower level living room. A closet here holds all your outdoor recreational gear (skis, etc.). The door on the left leads to a large area housing the mechanical equipment and offering generous storage space. This storage area extends behind the hall and opens into the space off the utility room (second washer/dryer), where an amazing ocean-view office enjoys peace and access to the south patio.

Garage & Flex Space

An elegant, covered breezeway connects the home to your double garage, which is fully equipped with heat on demand as well as wall-and-overhead lighting.

Garage windows, double skylights, built-in vacuum system, and ten-foot, vaulted ceilings make this space feel like more than just a place to stow your vehicles. It can double as an additional project space or exercise area.

The garage's south-east corner is a small, carpeted studio or craft room with peaceful water views.

Additional Outbuildings

The property's northwestern corner houses a seven-hundred-and-seventy-seven square-foot workshop with a lower storage area. The main level is fully set up with shelving, workbench, air compressor, water access and hose, as well as a built-in vacuum system.

Additional structures include a charming pumphouse; covered golf-cart parking as well as a separate parking area for an RV or boat; enclosed firewood shed; and a covered seating area beside your elevated firepit.

Additional Features

Interior

- In-floor radiant heat for bathrooms, kitchen entrance, and lower kitchen
- Whole-house filtration and softener system for deep-drilled well water
- Motorized blinds for many windows and the kitchen skylight
- Solar protection glass on stairwell skylight
- Awnings on lower level, south facing windows
- Separate entrance to lower level with combination lock
- Engineered Doussie Manor 3.5" African hardwood (25 year warranty)
- Heat pumps servicing four-zones

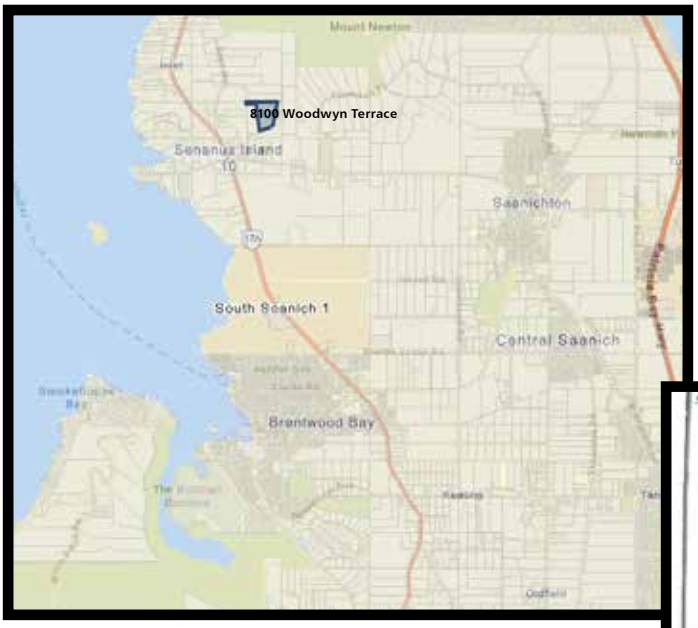
Exterior

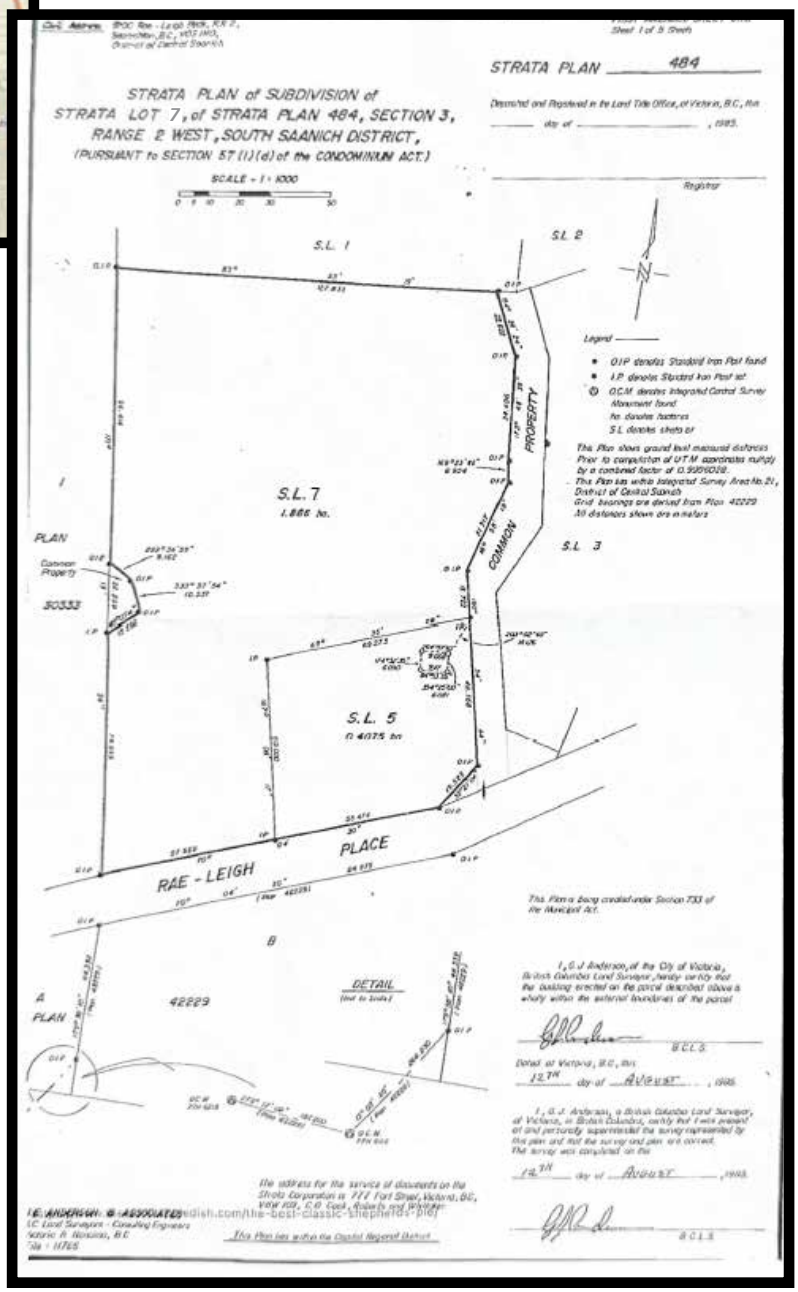
- Power sun shades on upper main deck south and west side
- Fifteen-zone auto-irrigation system for manicured areas
- Metal garden shed tucked away under the main deck

Experiences

- Seasonal soundtrack of bird song from finches, robins, thrushes, and nuthatches
- Butchart Gardens fireworks visible from the deck on Saturdays in July and August
- Safety and peace of mind of having a monitored fire-and-security system

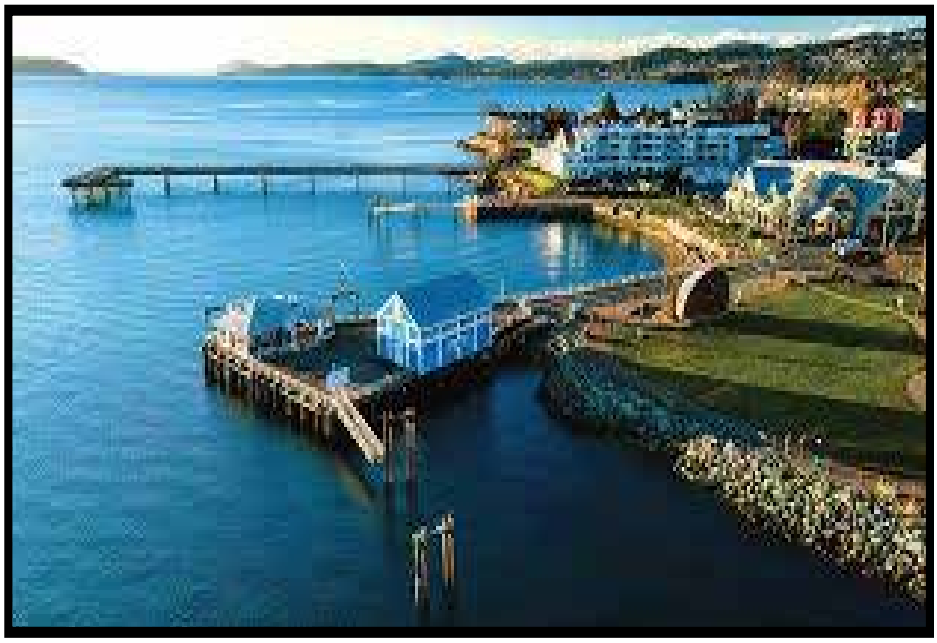
Location Map





Nearby Communities

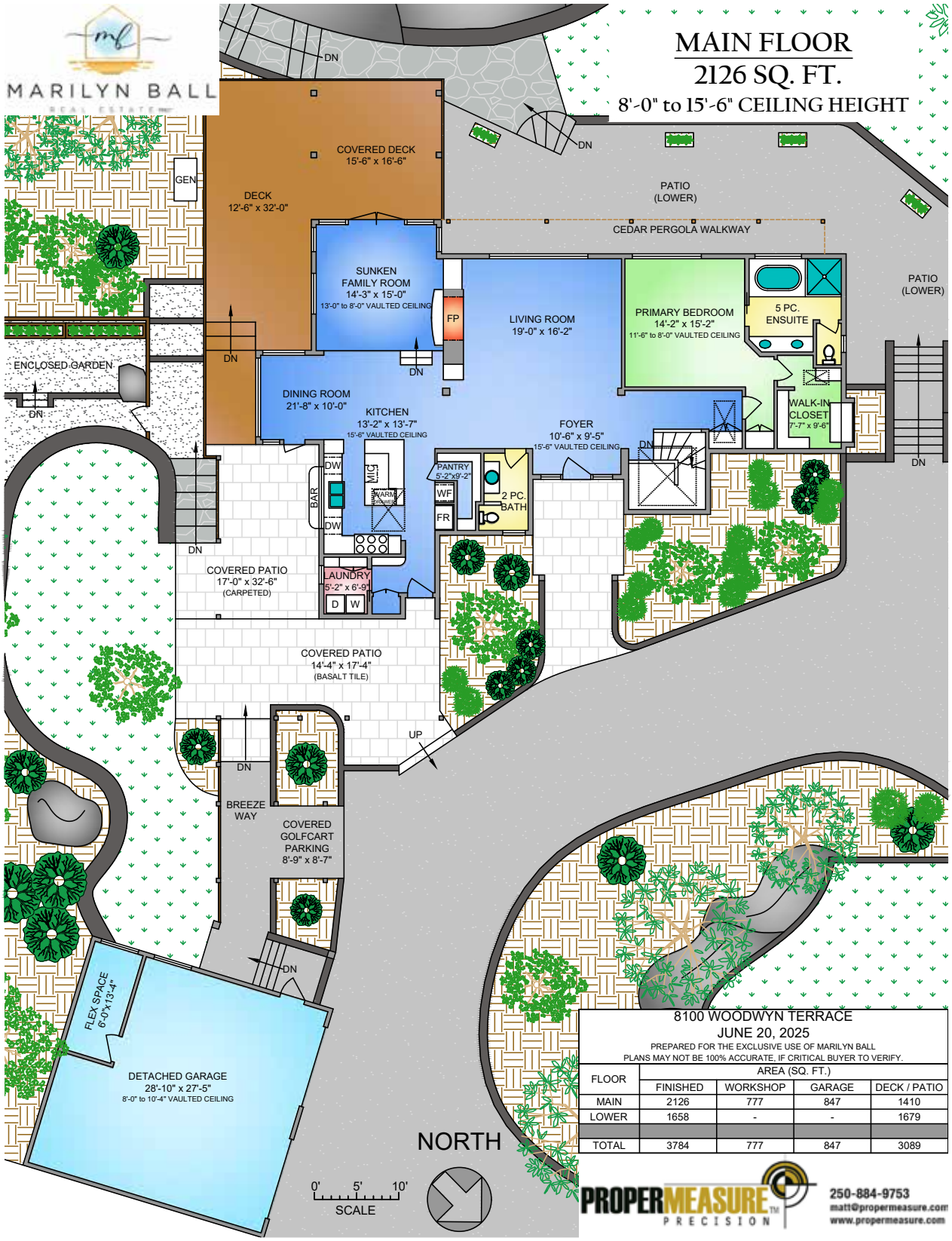
Brentwood Bay is about a ten minute drive south of Woodwyn Terrace. This charming seaside community of about 17,000 people is known for its resort-and-spa, marina, boutique shops, oceanside walkway, and the iconic Butchart Gardens.



The seaside town of Sidney is only 10 minutes north, and offers a wide variety of amenities, restaurants, shopping & annual festivies.

British Columbia's capital city is roughly a half-hour drive from Woodwyn Terrace. Victoria has a wide array of options for quality entertainment, fine dining, and recreation activities. Even so, the city of 100,000 people is known for maintaining a friendly, small-town atmosphere.

Floor Plans



8100 WOODWYN TERRACE
JUNE 20, 2025
PREPARED FOR THE EXCLUSIVE USE OF MARILYN BALL
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

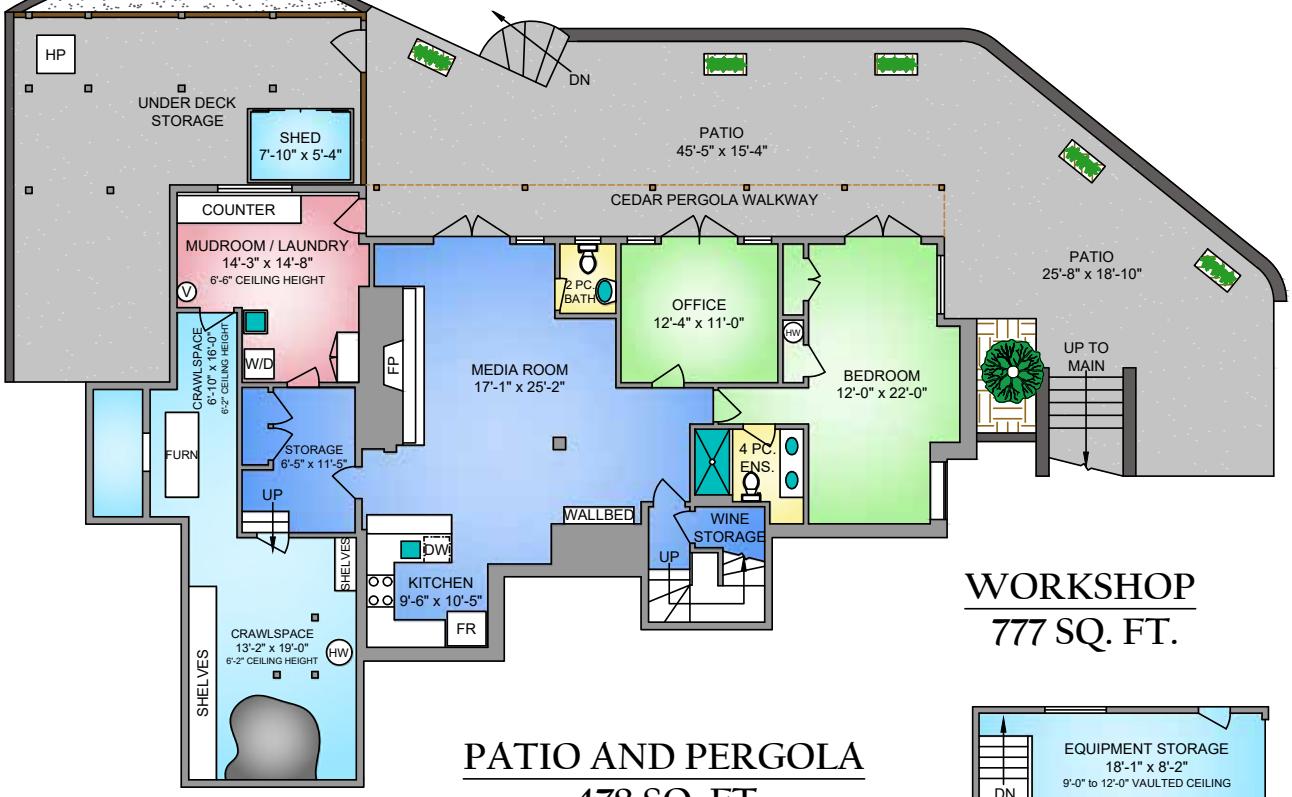
FLOOR	AREA (SQ. FT.)			
	FINISHED	WORKSHOP	GARAGE	DECK / PATIO
MAIN	2126	777	847	1410
LOWER	1658	-	-	1679
TOTAL	3784	777	847	3089

PROPERMEASURE™ PRECISION
250-884-9753
matt@propermeasure.com
www.propermeasure.com

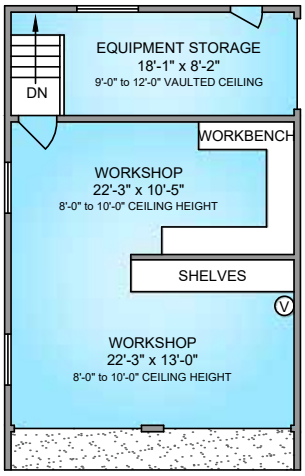
Floor Plans

MARILYN BALL
REAL ESTATE

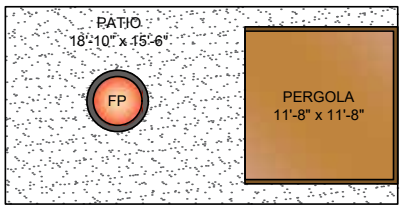
LOWER FLOOR
1658 SQ. FT.
8'-0" CEILING HEIGHT



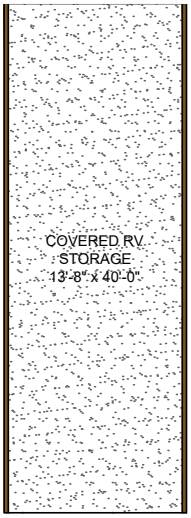
WORKSHOP
777 SQ. FT.



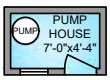
PATIO AND PERGOLA
478 SQ. FT.



COVERED RV STORAGE
573 SQ. FT.



PUMP HOUSE
43 SQ. FT.



NORTH

0' 5' 10'
SCALE

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Property Statistics

PID:	002-557-614
Plan:	VIS484
Lot:	7
Sec:	3
Land District:	65
Taxes:	$11,416.11 (2024)
Approx. Lot Size:	4.66 Acres
Year Built:	1981 (completely redone 2011)
House Area:	3,784 ft^2
Upper Floor:	2,126 ft^2
Lower Floor:	1,658 ft^2
Decks & Patios:	3,089 ft^2
Garage & Workshop:	1,624 ft^2

Bedrooms:	3
Bathrooms:	4
Kitchens:	2
Flooring:	Tile, Hardwood, Carpet
Heating:	Heat pump, Propane Gas, Wood Fireplace
Fuel:	Electric, Gas, Wood.
Fireplace:	Wood
Roof:	Fiberglass Shingle
Exterior Finish:	Hardi-plank & cedar
Parking:	Double Garage, RV or Boat Carport & Double Workshop
Water:	Deep Drilled Well (with excellent flow).
Waste:	Septic

All details, figures and approximate measurements have been obtained from sources deemed to be reliable, but are not warranted or guaranteed to be correct by Coldwell Banker Oceanside Real Estate, or its agents. If information is important, please acquire an independent verification.

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Aerial Views

Peninsula Amenities

Guide to Amenities and Attractions near 8100 Woodwyn Terrace, Saanichton

With these destinations nearby, residents of 8100 Woodwyn Terrace enjoy convenient access to nature, shopping, health care, and leisure activities—all within a short drive or walk from home. In addition, several well-regarded schools are in the area, making it an excellent choice for families with children seeking quality educational options close to home. Post-secondary education is within a 40-minute radius, ranging from the University of Victoria, Camosun College and Royal Roads University.

Parks

- **Blue Heron Memorial Park**: A peaceful green space for relaxing walks and family gatherings.
- **Centennial Park**: Popular for sports fields, playgrounds, and community events.
- **Lochside Park**: Well-known for its tranquil setting and proximity to the Lochside Trail.

Beaches

- **Saanichton Bay Beach**: Enjoy scenic views, birdwatching, and gentle waters.
- **Tsehum Harbour (Sidney Waterfront)**: Offers marina access, waterfront strolls, and beautiful sunsets.

Hiking Trails

- **Lochside Regional Trail**: A multi-use path perfect for biking, running, and walking.
- **John Dean Provincial Park trails**: Explore forested trails with panoramic views over the Saanich Peninsula.

Grocery Stores

- **Thrifty Foods (Saanichton)**: Full-service supermarket located minutes from home.
- **Fairway Market (Brentwood Bay)**: Specialty and everyday goods in a convenient location.

Hospital

- **Saanich Peninsula Hospital**: Nearby medical facility providing comprehensive healthcare services.

Services and Distances

Nearby Schools

- Kelset Elementary School
- North Saanich Middle School
- Parkland Secondary School
- Stelly's Secondary School

Recreation Centre

- **Panorama Recreation Centre** Offers 2 pools, fitness classes, skating, racket courts, playground & community programs for all ages.

Veterinarians

- **Saanichton Village Veterinary Hospital**: 7816 East Saanich Rd, Saanichton
- **Central Saanich Animal Hospital**: 1782 Stelly's Cross Rd, Saanichton
- **Sidney Animal Hospital**: 1986 Mills Rd, Sidney

Horse Stables

- **Valle Vista Horse Boarding Victoria:** 6281 Lochside Dr, Saanichton
- **Cascadia Equestrian:** 6580 Central Saanich Rd, Saanichton

Driving Distances to Nearby Towns and Cities

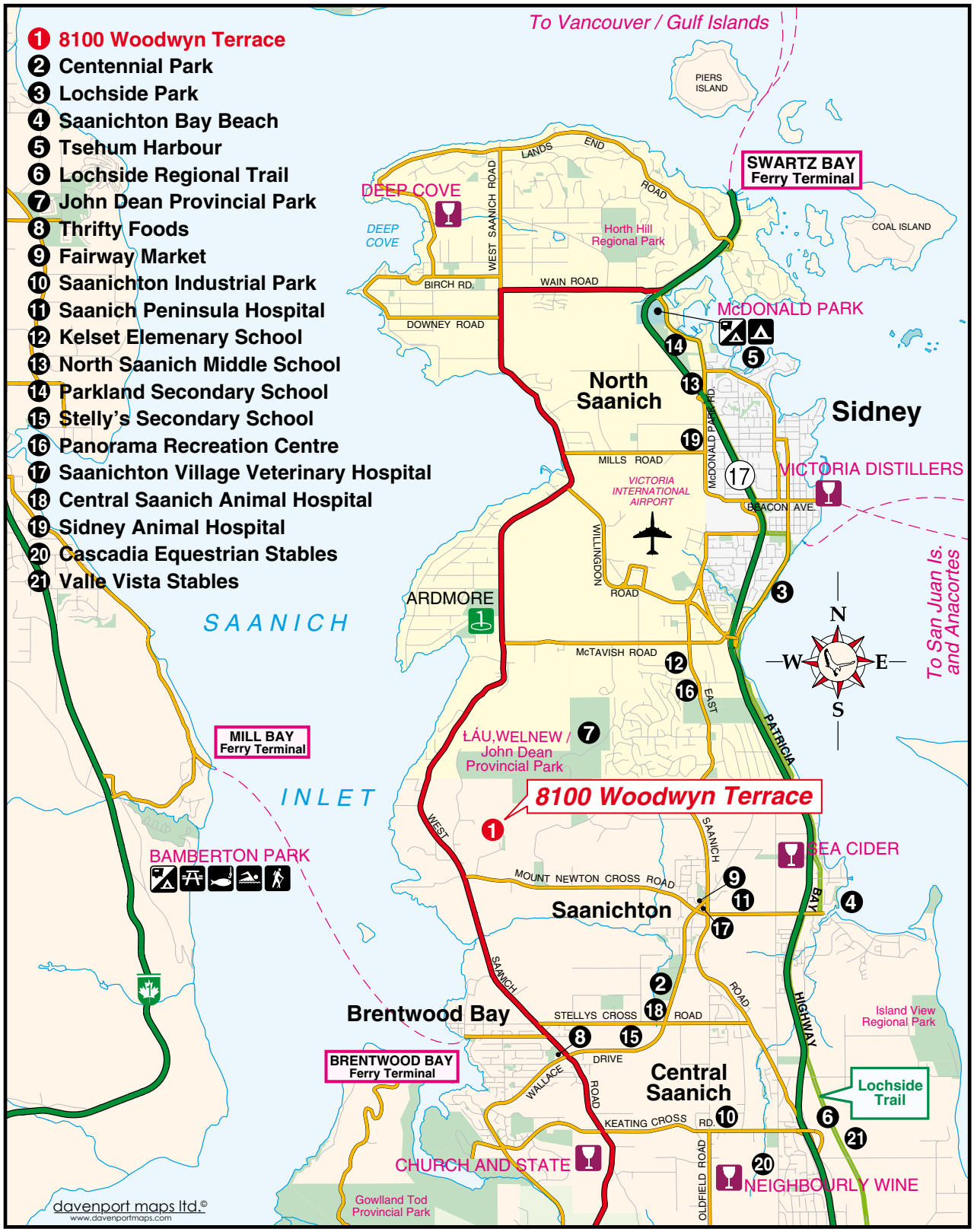
Local Service Area	Distance	Estimated Driving Time
Sidney	8 km	10 minutes
Brentwood Bay	7 km	9 minutes
Victoria	25 km	30 minutes
Swartz Bay Ferry Terminal	13 km	15 minutes
Victoria International Airport	11 km	12 minutes
Saanichton Village	2 km	5 minutes
Keating Industrial Area	8 km	10 minutes

Map of Amenities, Attractions, and Services

Explore the local area:

The following maps provide a visual overview of the amenities, attractions, veterinary clinics, horse stables, and nearby towns surrounding 8100 Woodwyn Terrace.

Peninsula Attractions



Lower Island Attractions

8100 Woodwyn Terrace