



MARILYN BALL
PERSONAL REAL ESTATE CORPORATION

Where Sophistication Meets Serenity

Mix the rural charm of Saanichton with Brentwood Bay's seaside tranquility...et voilà, 8100 Woodwyn Terrace - an Oceanview acreage cradling a master-crafted residence overlooking Saanich inlet.

Lovingly reimagined by its owners with inspiration from J.C. Scott, this rare Oasis was completely reborn from "down to the studs" in 2011. Artisan, expert care can be seen in the old-world masonry, African hardwood floors, bespoke Guest Suite, black granite surfaces anchoring the Chef's kitchen, and much more. What do you give the busy Professional who has it all? THIS. Here, find coveted Serenity in an indoor-outdoor flow inviting you to work in a premium workshop; play in an oceanview studio; lounge around an elevated fire pit; and dine au plein air amid a stunning waterview set against Pacific sky. Luxurious gardens complement the grounds' thoughtful landscaping that is perfectly suitable for weddings. With all this and electric gating, this resort-like 5 Acre Estate feels truly World Class.



MARILYN BALL
PERSONAL REAL ESTATE CORPORATION

Direct: +1 250-818-6489 Office: +1 250-383-1500
marilyn@marilynball.ca marilynball.ca
3194 Douglas St., Victoria, BC V8Z 3K6

Proudly presenting:
8100 Woodwyn Terrace
Central Saanich, BC



GLOBAL
LUXURY

Sanctuary Awaits

Where Sophistication Meets Serenity

Between the emerald hush of Saanichton's fields and Brentwood Bay's whispering tides, there lies a sanctuary: 8100 Woodwyn Terrace, a vision of Oceanview grace poised above the storied Saanich Inlet.

In every bespoke detail, from the African hardwood that warms your step to the old-world style masonry that anchors its landscaping... the spirit of artistry lingers—an homage to the dreams of its keepers, shaped under the guiding eye of JC Scott.



Initial Thoughts



What gift do you offer the discerning soul who seeks not just luxury, but meaning? You offer this: a retreat where serenity and grandeur are woven inseparably together.

Step into a seamless union of indoor and outdoor living—where an oceanview studio awakens the artist within, a workshop celebrates the master craftsman, and gardens spill in full bloom, ready to cradle festivities or the quiet joy of a wedding beneath open sky.



First...the Views!!!



This is not merely a home, but a world-class estate—a poem written in stone, wood, and water views, waiting for the next chapter of your story to unfurl within its embrace.

Elite residential properties should offer buyers the finest in terms of exceptional design and quality build: interior and exterior features that are truly World Class. Here on Vancouver Island, just 30 minutes outside the beautiful City of Victoria, we present you with a resort-like, 4.66-acre estate with spectacular ocean and mountain views.



The Property



The setting exudes rural charm, peace and serenity, often so difficult to find.

The West Coast Style residence is master crafted: 3,784 sq. ft. with three bedrooms and four bathrooms on 2 levels. This lovely home is perfectly versatile, as it offers the choice of a guest suite or private suite for a family member,

In its lower level you find a delightful second full kitchen, bedroom with ensuite, and laundry room separate from your own living spaces. This level also comes with walk-out access, fantastic views, and 8-foot ceilings.

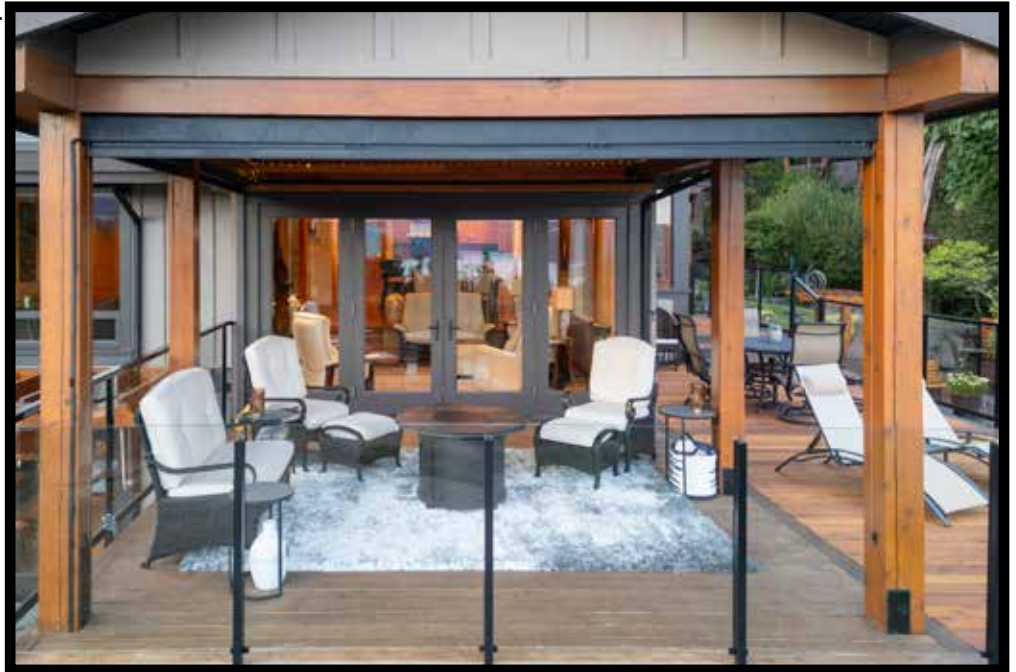
Custom-built in 1981, then fully renovated in 2011, this breathtaking home comes with a kitchen that will delight any Chef.



So Many Features

Fully equipped with cherry-wood cabinetry, granite countertops, 6-burner range, two ovens (1 and a half), walk-in pantry, and two dishwashers.

Additional great features include motorized blinds on windows, a built-in vac system, two wood burning fireplaces, in-floor radiant heating for all bathrooms, and heat-pump air conditioning.



The media room, family room and wine-storage space contribute to an absolutely heavenly, serene country lifestyle.

The great outdoors boasts luxurious gardens and pristine landscaping, a gated entrance, covered-and-open decks and patios, and a premium workshop. There's easy parking for up to 6-plus vehicles, a double garage, as well as covered RV or boat storage.

Looking at the entire 4.66-acre property and residence, you may wish to pursue dreams of a thriving B & B business, build a carriage house or barn with perhaps a riding ring, or fulfill your dream of starting a vineyard for island wines (all subject to municipal approval, of course).

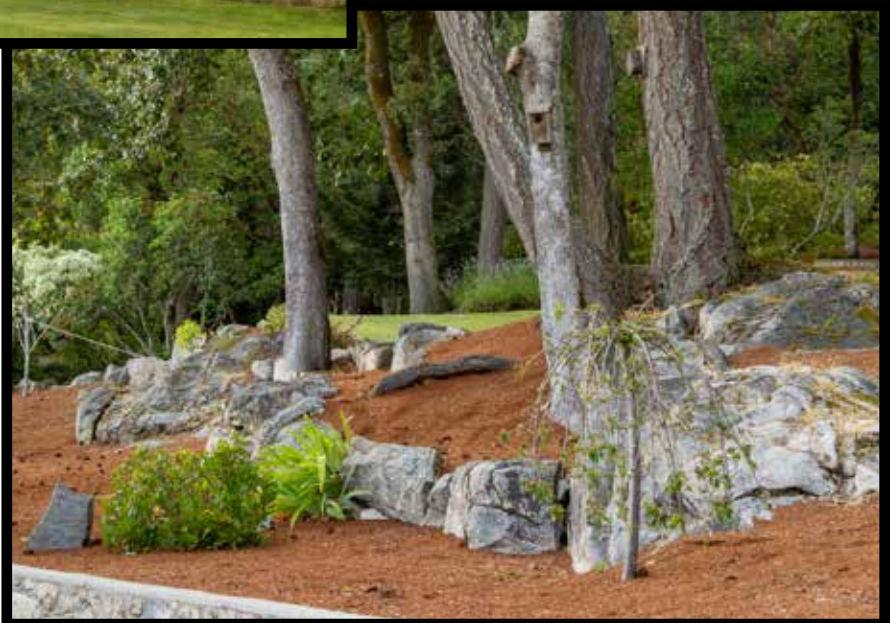
Possibilities

Location is always a primary factor in determining whether a property suits you and your lifestyle. These 4.66 acres are encircled by the grandeur of tall West Coast Fir Trees, backdropped by the beautiful Saanich Inlet and distant mountains.



Surrounding vistas echo the call of Vancouver Island. As you drive through the motorized gated-entrance and the paved circle driveway to the residence, you note the bush and tree varietals in varying heights, all creating a medley of textures and colours

Rocky, moss-covered outcroppings spring up above meticulous lawns and green scaping. Sweeping, low rock walls, cedar pillars upholding covered patio areas, black wrought-iron fencing enclosures, and a modernist roofline on the house all contribute to the elegance of this special property.



Entryway

You walk past the covered breezeway connecting to the garage, past the covered golf-cart or motorcycle parking, and past the lovely, covered patio on the left (perfect for wine-sipping conversation). Then onto the basalt-tiled, covered portico and entrance.



Here the shingled entranceway enhances that gorgeous West Coast look. Plenty of room within this portico to protect you from the elements. Then there's the large, "feather-sculpted", custom-edge-fir front door, with 2 large glass-side-panels bookending it.



From Foyer to Kitchen

Two sizeable art-pots flank the front door. Impressions? Beautiful in all respects!

A lovely foyer awaits as you enter your new home. At 11 ft. x 9 ft. with a 15 ft. vaulted ceiling, this entrance is flooded with light from the transom windows high above. A lot to take in here: the deco hall-table on the left and art-piece on the right, modern ceiling-fan above, beautiful mid-tone, African hardwood-flooring stretching out left and right and forward, and tall wood pillars elevating to wood-beams above.



Best of all, your eye is sharp focused on the breath-taking view of ocean, trees and mountains.

A superb kitchen designed for the discriminating chef awaits your culinary creations. At 13 ft. x 14 ft. with 15 ft. vaulted ceiling, this kitchen incorporates the finest in workspace, storage and appliances.

Wall-flush cherry-wood cabinetry includes cherry-panelled fridge, cherry-panelled dishwashers (1 on each side of the sink) and pantry door. Beautiful!

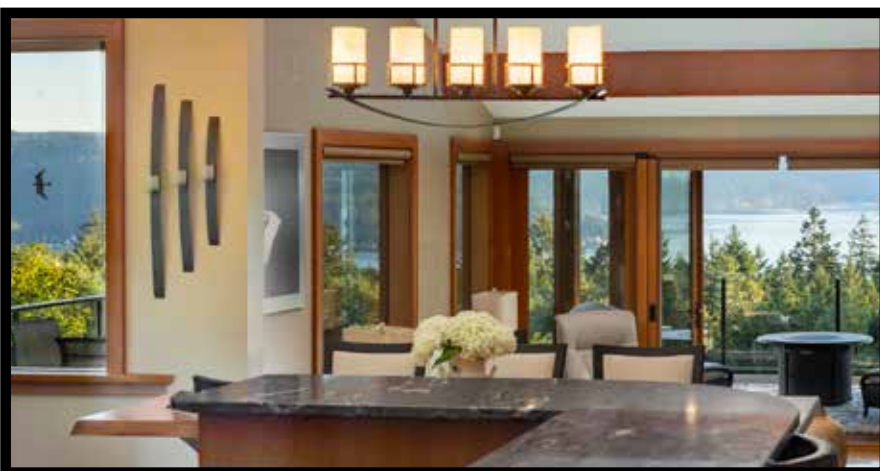


Kitchen Features

Black-granite countertops and backsplash elevate the look and functionality, providing ample prep space. The angled, 2-tier island accommodates 4 barstools, a Dacor drawer-microwave and warming oven, and multiple drawers for added kitchen storage. You'll love the 5 ft. x 9 ft. walk-in pantry and the 6-burner, Dacor dual-fuel range with 1 ½ ovens.



This kitchen's additional features include a wine fridge and bar area, and convenient pass-through windows to outdoor dining on the covered patio (17 ft. x 33 ft. carpeted). A light and bright ambiance results from a transom window above the large sink windows, a skylight with motorized blind, and teardrop amber lighting above the island.



Open Design Dining



You love the African-wood flooring, the beams at vaulted-ceiling height, and the great panoply of views.

From kitchen to dining room, the open design of this incredible home maximizes the fantastic views. The dining area stretches out to 22 ft. x 10 ft. allowing for guest-seating for 6-plus. An amber 5-piece chandelier tops the dining table. Same beautiful flooring as the kitchen brings elegance to your dining.

A large window-nook adjoins the dining space, providing great views and plenty of brightness. Here you can set up a couple of leather chairs and side table for your morning coffee. The flow into outdoor dining is excellent, as this connects you with the 17 ft. x 33 ft. covered and carpeted patio. Family and friends will enjoy your gourmet specialties, or beer and burgers, laughter and great conversation indoors or outdoors.



Living Room with the View

Directly across from the foyer, an awe-inspiring living room (19 ft. x 16 ft.) captivates your attention with its wall-of-windows overlooking forests, mountain, ocean. Set up your elegant leather sectional here, with loveseat or comfy-chairs, a modern coffee-table, and centre rug. A motorized blind on the large window controls sunlight-entry, and dimmable pot lights control evening ambiance.



Add to this a wood fireplace that's rock-walled with long tiled-hearth below, and a decorative ledge for your pottery or sculpture. The wall space is excellent for large paintings.



The African hardwood flooring is carried throughout. You can see yourself (after your fabulous dinner party) enjoying your guests and wine in this lovely living room.



Primary Suite

A place of intimacy, rest, sweet dreams—a retreat from daily doings—is what every person requires, and this lovely primary suite gives you all the above. The bedroom is a spacious 14 ft. x 15 ft. with 11 ft. vaulted ceiling, allowing for a king bed, night tables and a couple of most-relaxing leather chairs that face the awesome views beyond.



The massive window is equipped with a motorized blind for light control; and the opening lower windows enable lovely breezes of fresh air. A luxurious white carpet spans this beautiful bedroom.



Ensuite

A 5-piece ensuite invites you to luxuriate in the soaker tub. The large glassed-in shower features Perlato Olimpo marble walls, with a rain-shower head above. Large windows command spectacular views and again, a motorized blind is most welcome here. The large vanity with dual sinks and modern Grohe faucets is topped with veined, white marble.



The mirrors are Robern M Series medicine cabinets complete with electric outlet and de-fogger built-in cabinets, with GFI protected outlets (4 in each), and sided with 3 vertical light sconces.



The ensuite bath, is a jetted MAAX Air tub with tri-fold fully opening window above, that disappears to showcase the views.

Family Room

This spacious, custom-designed beauty provides you with a sunken family room that you will enjoy throughout your day. It's 15 ft. x 14 ft. with 13 ft. vaulted ceiling, and massive window space invites the dweller to fully enjoy the incredible views of the Saanich Inlet.



Here you can furnish the space with many options for you and the family to watch your favourite sports and relax: sofas or loveseats, perhaps a sectional, comfy-chairs, coffee and side table, and centre-rug. The double-sided, wood fireplace features a stone enclosure and a stone hearth-bench.

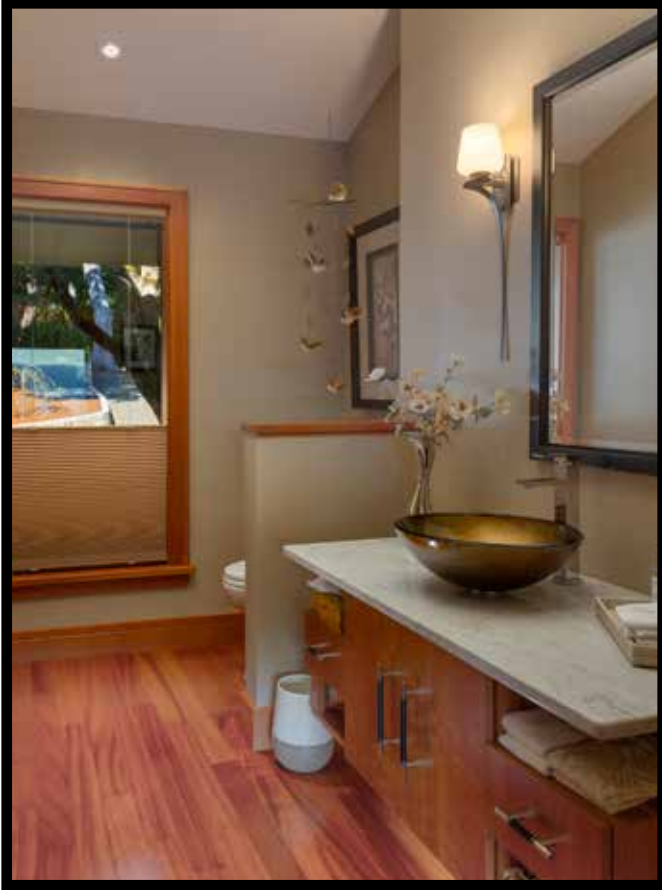
Family Room to the Deck



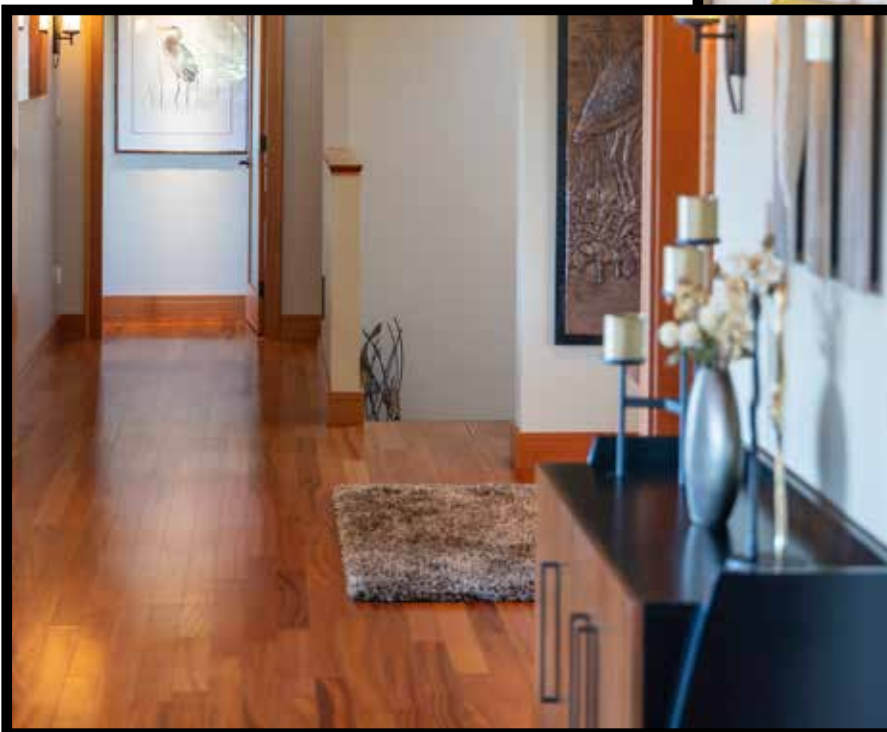
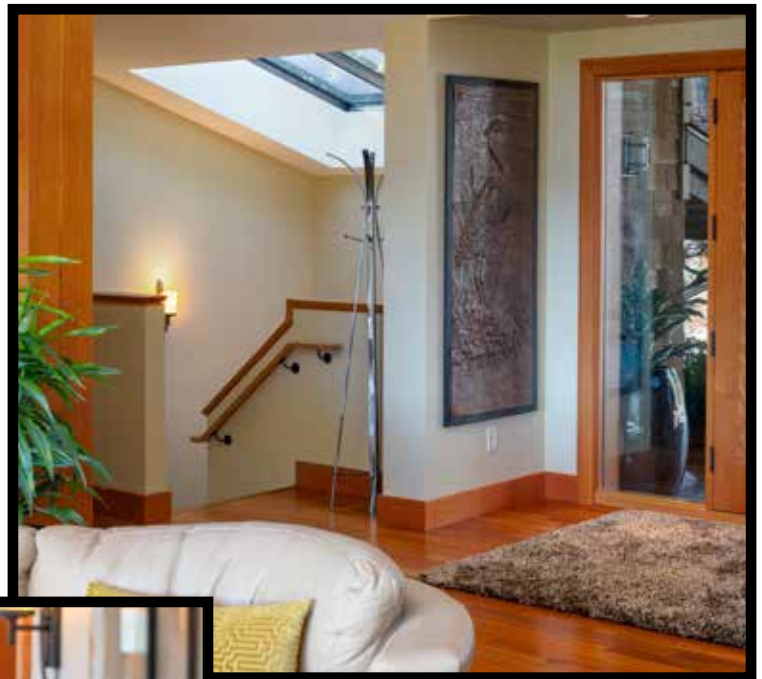
You're practically in the midst of the super vistas here, and the glass-and-steel breeze-breaks do not obstruct the spectacular views.



Main Floor Features



A 2-piece bathroom between foyer and kitchen serves you perfectly. It comes with a beautiful, cherry-wood vanity and lovely sink-bowl. The vertical mirror above is flanked by 2 art-inspired light sconces. Wood flooring and a vertical window complement the design of this bathroom.



Past the kitchen and onto the laundry room (7 ft. x 5 ft.). Just before you enter, to the left is a door that leads to the covered patio at the front of the house. Also to the left is a storage closet. To the right, you find a cherry-wood, built-in cabinet with stone-top and mirror above. This is the perfect place to organize your keys, and items for coming and going.

Lower Level



The stairway to the lower level (1658 sq. ft with 8-ft. ceiling) is located just to the right of the entryway of your home. A massive skylight with solar-protection-glass beams sunlight over the carpeted stairs. The handrails are oak, and 2 light sconces add to the lovely light.

This 10 ft. x 10 ft. full-size kitchen offers you stainless-steel appliances (stove, fridge, dishwasher and microwave), cherry wood upper-and-lower cabinetry, and a two-tiered peninsula with barstool seating and 4 pendant light fixtures above.

There is plenty of prep and storage space here, with a nook for a small dining table, and the floor is tiled. Such a practical and beautiful second kitchen for guests, or a rental suite!



Media Room

Space for family fun and relaxation includes this media room, expansive at 15 ft. x 17 ft. Here you can freely configure various seating arrangements with sofa, comfy chairs, sectional, and whatever tables you may desire.

A large stone-surround with stone hearth holds a wood burning, vented fireplace for cozy living in the fall and winter.



The room is carpeted, and it features a wall-bed for that extra guest. French doors and a large window reveal those gorgeous Saanich inlet views that just do not stop. The doors open to a wonderful pergola walkway, and the patio that stretches out to 45 ft. x 15 ft. For TV and music enjoyment, this media room is absolutely perfect, and the indoor-outdoor flow is a beautiful thing!



Office & Guest Suite

You will love working from home here, in this lovely office area, with separate access. At 12 ft. x 11 ft. you've got plenty of elbowroom to set up 2 desks, a credenza and bookshelves. This carpeted, bright office invites outdoor views through two large windows and french doors that lead out to the pergola and patio.



Your home business will thrive in this lovely office area, with easy separate access, if desired. Should you not require a home office, this can become another superlative bedroom.

A 22 ft. x 12 ft. second Primary Bedroom with ensuite will delight your live-in family or guests. The spacious bedroom will accommodate a king bed, chest of drawers, armoire, and 2 reading chairs.



Laundry, Ensuite & Bath

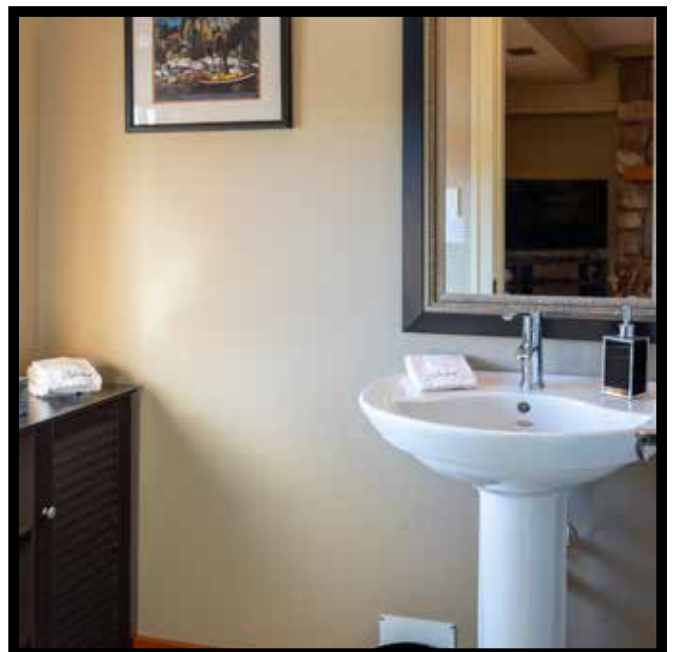
The windows open for fresh-air breezes (or enjoy the heat pump and air conditioning). The views again dominate through the french doors and the patio to beyond. This sprawling bedroom is beautifully carpeted, and two traditional light fixtures above light up the evenings.

Adjacent there is the elegant 4-piece Ensuite with large white vanity and double sinks. The vanity top is granite, and the large mirror above is topped with 4 designer light fixtures. This ensuite is beautiful with its white wall-tile and tile detailing above. A large glassed-in shower stall features the same decorative touches, and the bathroom floor is tiled for a consistently elegant feeling. In floor radiant heat is perfect for cozy fall and winters.

A 2-piece bathroom is very welcome on this lower floor. It comes with pedestal-sink, vertical mirror with 2 light-sconces above, a fresh-air window, and tile floor.

The laundry/mud room offers 14 ft. x 15 ft. of generous space, with a stacked washer/dryer, and stainless-steel laundry sink. It has been recently painted and finished with luxury vinyl plank flooring.

The central-vac unit is located here, and there's a window. This room will also accommodate a second fridge and additional storage units. It opens to patio space outside, and would make a great hobby room for the crafter or artist. There are plenty of storage areas in this exceptional home. This includes a 19 ft. x 13 ft. and 7 ft. x 16 ft. crawlspace, both with 6 ft. ceiling height.



Patios & Decks



For total enjoyment of the great outdoors on this exceptional property, you have multiple patios and decks with incredible views of ocean, mountains, forest. You have powered sunshades on the upper main-deck and west-side deck, plus ambiance lighting on all decks.



The lower terrace invites with its abundant garden beds, dining areas and built-in bench seating. These incredible decks and patios will find you perhaps sipping nightcaps and cheering on the fireworks from Butchart Gardens (July and August Saturday nights).

Or perhaps you will be sharing your preferred drinks with a friend at the firepit and gazebo. There are so many choices for the perfect lifestyle setting here, whether outside or in.



The detached double-garage, with covered walkway from the house, provides a huge amount of space (29 ft. x 27 ft.) with its 10 ft. vaulted ceiling allowing you to park a large truck here. It's heated, with side-and-ceiling lighting, and windowed.

Garage & Workshop



There's a vac-system, storage units, and a carpeted flex-space room perfect for a home office, craft room or small gym with water views. Note also the nearly-completely finished garage with its painted walls, double skylights, baseboards, and large oceanview window.

Amazing possibilities exist here... a perfect space for parties, dances, extra recreation (pool or ping pong table), and more. What a great garage to set up a workshop for antique-car restoration, as one potential use!



A well-designed workshop on an acreage is something that many property buyers dream of. This one is massive at 777 sq. ft. (44 ft. x 23 ft. which includes an 18 ft. x 8 ft. equipment or tool storage area, and 2 workshop areas at 22 ft. x 10 ft. and 22 ft. x 13 ft. with a 10 ft. ceiling).

Additional Outbuildings

Plenty of shelving here plus built-in vac, aircompressor, and overhead door. How perfect might this be for wood working, and so much more!

Other out-buildings that add to the value and enjoyment of your new property include a well pump house with a charming, pitched roof and arched doorway that has a fairy tale feeling, and there's an enclosed firewood shed for dry storage of wood for your fireplaces.



Don't forget the covered RV/boat storage, 14 ft. x 40 ft. with power and water, and the golf cart or motorcycle "carport" at 9 ft. x 9 ft.

These are all of the extras that truly add comfort and put the "Style" in the word lifestyle for this amazing property!



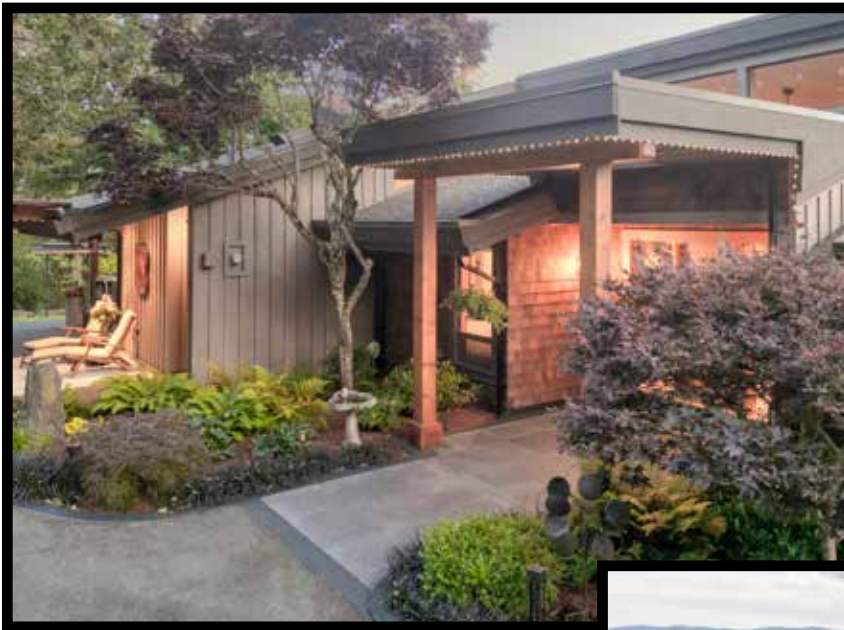
Exquisite Landscaping

This exclusive property reflects a masterpiece of landscape design. Eye-catching textural grandeur is accomplished with carefully chosen bush-and-tree, flower-and-fern varieties, with beautifully delineated rock walls, tiered terraces, wood-and-cast iron fencing and gateways, arbours and private spaces for reflection and conversation.



Outcroppings of small and large rocks, birdbaths and outdoor sculptures, plant boxes and seating-benches provide multiple accents to captivate your admiring eyes.

You will also love the enclosed garden areas on the southeast side of the home, with raised boxes and irrigation—perfect for your green thumb... not too much, and not too little.



The sprinkler system with its 15 zones will water all the manicured areas of this fabulous green space. For your gardening paraphernalia, there's a metal garden shed under the deck, as well as an outdoor storage area here.



Local Amenities

With its excellent location, your new home offers you many options for shopping, services, recreation and entertainment. Saanichton and Brentwood Bay, less than 10-minutes away, offers you coffee houses and conversation with friends, grocery-and-boutique shopping, and service businesses.



For a resort-like feel there is the excellent Arbutus Room Pub at the Brentwood Bay Resort. Sidney BC is a charming seaside town with a resort feeling which is also very close by, and you're only a half-hour from the beautiful provincial capital city of Victoria which will satisfy you with a bigger-city vibe. Should further destinations call you off beautiful Vancouver Island, the Victoria International Airport is 15-minutes distant, and the B.C. Ferries Terminus only 20-minutes distant.

AN EXCLUSIVE VANCOUVER ISLAND PROPERTY WITH A WORLD CLASS LEVEL OF LIFESTYLE LIKE THIS IS A RARE THING TO FIND...

WELCOME TO PARADISE.



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 ft²
Upper Floor: 2,126 ft²
Lower Floor: 1,658 ft²
Decks & Patios: 3,089 ft²
Garage & Workshop: 1,624 ft²

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.

This publication is protected by copyright - Marilyn Ball Personal Real Estate Corporation ©2025

Additional Features

- Fireworks from Butchart Gardens Saturday nights July & August
- Monitored security system for break-in and fire
- Covered walkway from garage to house, Covered entrances, dining & seating area
- Kitchen entrance c/w closet and drop ctr for keys etc
- Laundry off kitchen / second laundry on lower level
- Wall flush cherry cabinetry in kitchen
- Cherry panelled fridge, pantry door and dishwashers
- 2 x dishwashers either side of sink
- Walk in pantry
- 6 burner dual-fuel range c/w 1 1/2 ovens
- Pass through windows to outdoor dining area from kitchen
- Motorized blind on skylight in kitchen
- Motorized blind large living room window, bedroom window and ensuite window
- Screens on all doors and windows upper level and all windows lower level
- Custom edge grain fir front entrance door
- Double french doors to upper deck and on 3 lower level rooms
- Propane fire starter for upper fireplace
- Built-in vacuum system
- Power sun shades on upper main deck south and west side
- Awnings on lower level south facing windows
- Double sided wood burning fireplace up and heater down
- All interior lighting on dimmers
- Exterior ambient lighting on decks
- Multi point locking on all doors, Hoppe hardware (rustic umber) and windows - handles vs knobs
- Clear edge grain fir doors and windows c/w edge grain fir trim throughout
- Skylight over stairwell recently replaced with solar protection glass
- n-floor radiant heat all bathrooms, kitchen entrance, lower kitchen
- Primary suite walk-in closet with window and skylight
- Primary ensuite with soaker tub and accordion window
- Separate toilet room with window in ensuite
- Towel warmer in primary ensuite
- Linen closet c/w table linen hangers and drawers
- Wine storage and safe under stairwell
- Separate entrance to lower level with combination lock
- Full kitchen on lower level
- Guest suite with double vanity and walk-in shower in ensuite bathroom
- Additional powder room on lower level
- Flex space / stacking washer dryer / deep laundry sink / storage
- Whole house water filtration for well water
- In house water softener

Additional Features

- Built-in vacuum in garage and work shop
- Air compressor and hose in work shop
- Water softener in work shop
- Generator
- Heat pumps - servicing 4 zones
- 2 vehicle garage (can accommodate large truck) & additional flex space with ocean view, opening skylights
- Garage with wall and ceiling lighting
- Automated irrigation for all manicured areas - 15 zones
- Paved circle driveway
- Covered walkway c/w golf cart/motorcycle parking area
- Basalt tiles upper terraces and entrance
- Newly installed exposed aggregate c/w gardens lower level c/w lighting
- Gated entrance motorized
- Covered RV/Boat storage c/w power and water
- Separate workshop c/w additional equipment storage with overhead door
- Enclosed firewood storage shed
- Fire pit with gazebo c/w lighting
- Enclosed garden with raised boxes and irrigation
- Metal garden shed under deck
- Lower terrace c/w garden beds, dining areas and built-in bench seating
- Acreage for potential carriage house/barns/riding ring/vineyard etc
- RE-1 zoning - Can have a short-term rental of 30 days or more if the owner also lives on the property. No official license is required. B & B and rental permitted
- Manufacture information:
- Engineered Doussie Manor 3.5" hardwood flooring from Africa - 25 yr warranty
- Travertine tiles with heated floors beneath - wood floors also heated
- Cosmic black granite in kitchen including backsplash
- Perlato Olimpo marble - primary ensuite
- Juparana Viara granite - guest ensuite
- Prestige Joinery doors/windows - clear edge grain fir/soft coat Low E with Argon fill, R-value of 4, on all exterior glazing
- Marvel wine fridge
- Dacor stove, range hood, microwave drawer, warming drawer
- Kitchenaid dishwashers x 2 main kitchen and fridge
- Kohler smart divide cast iron sink in caviar
- Bloomberg dishwasher lower kitchen
- Amba towel warmer primary ensuite
- Grohe faucets/taps
- Maax soaker tub
- Roborn M Series medicine cabinets c/w electric outlet and de-fogger

Floor Plans



Floor Plans



LOWER FLOOR

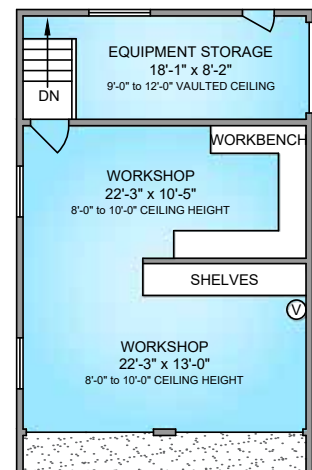
1658 SQ. FT.

8'-0" CEILING HEIGHT



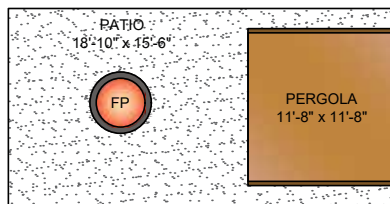
WORKSHOP

777 SQ. FT.



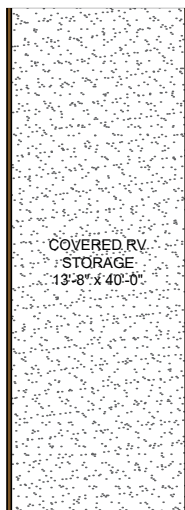
PATIO AND PERGOLA

478 SQ. FT.



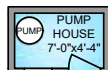
COVERED RV STORAGE

573 SQ. FT.



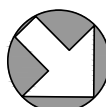
PUMP HOUSE

43 SQ. FT.



NORTH

0' 5' 10'
SCALE



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

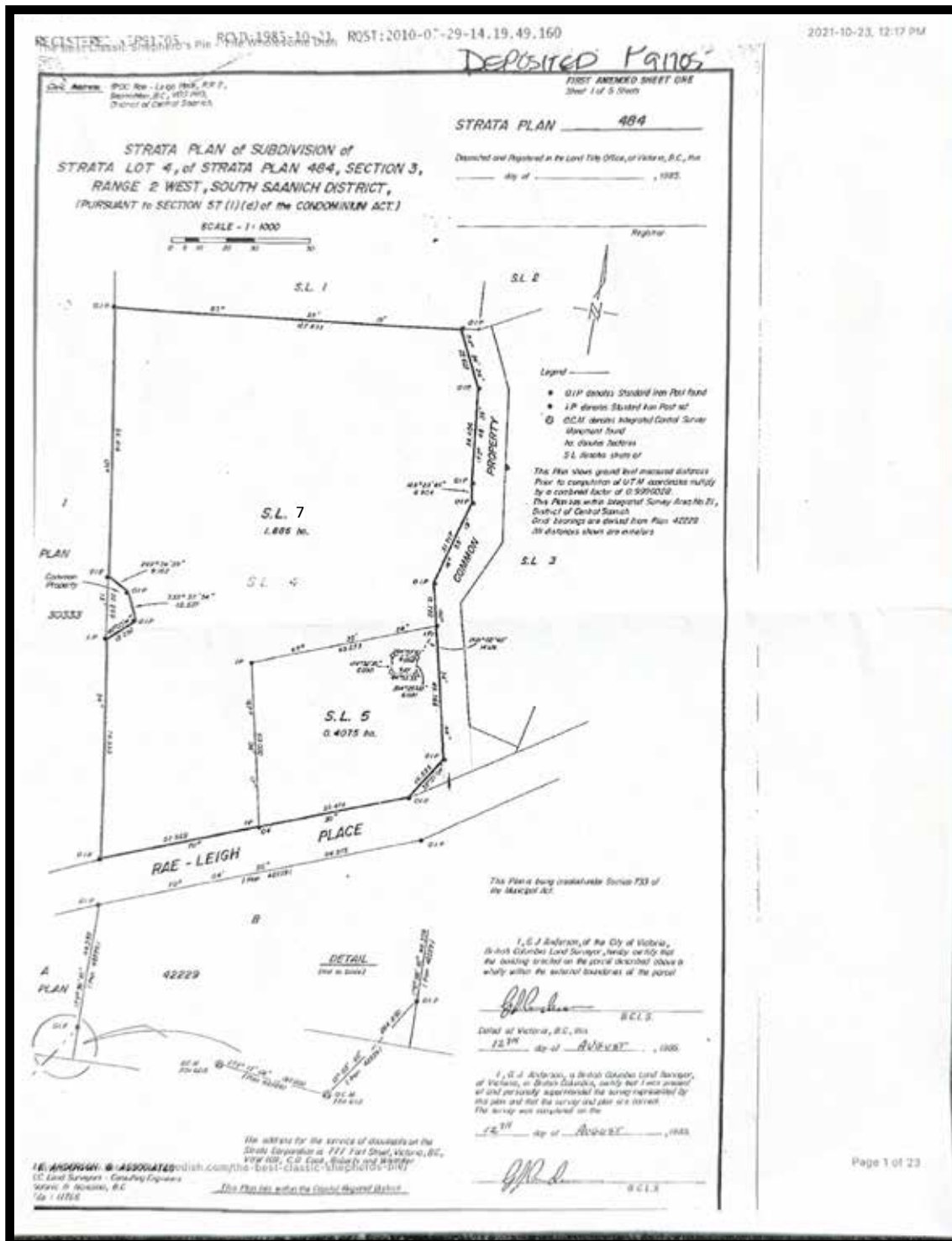


250-884-9753
matt@propermeasure.com
www.propermeasure.com

Aerial Views



Location Map





8100 Goodwyn Terrace