

Modern Deep Cove Rancher

Experience modern West Coast living in this elegant 2021 built Deep Cove Rancher, offering seamless indoor-outdoor flow and sun-filled spaces. The vaulted ceilings and large windows bathe the home in natural light, creating a bright, airy atmosphere. Enjoy an eco-sensitive lifestyle with low-maintenance landscaping on a half-acre lot that offers privacy and a connection to nature. The Primary suite enjoys privacy with an adjacent courtyard, while the Guest suite offers flexibility of use in the opposing wing, complete with patio. The community is vibrant with local farms, Deep Cove Market store, French immersion school, vineyards and artisans. Custom draperies and quality finishes enhance the home's serenity and utility. Living here means less stress and more time to enjoy nearby parks, beaches and trails, as well as the close-knit village charm of Sidney and North Saanich. This property is perfect for those seeking comfort, community spirit, and the beauty of the Saanich Peninsula.



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Proudly presenting:
838 Birch Road
North Saanich, BC



GLOBAL
LUXURY

Introduction

For homebuyers some properties come to the forefront because of excellent location and exceptional design. Here we have a 2021 built, 4 bed, 4 bath rancher styled for contemporary West Coast living in one of North Saanich's most sought after neighbourhoods: Deep Cove on the Saanich Peninsula. This 2,533 ft² home boasts a gourmet kitchen with premium appliances and walk-in pantry, a formal dining room and a lovely primary bedroom with ensuite and walk-in closet.



Vaulted ceilings, large windows, gas fireplace, a free-flowing floor plan, radiant in-floor heating and heat pump air-conditioning all add to a very elegant modern residence.

Additionally, its design features a wheelchair friendly, ground level entrance, with a dedicated guest suite for inter-generational living. With 1,300 ft² of covered and open patio spaces, attached double garage, 5 parking spots plus space for RV or boat, low maintenance, drought resistant landscaping and a quiet neighbourhood, this lovely home is ideal for any family.

As you arrive...

Nearby amenities for recreation, relaxation, and shopping are a big plus!

The half hour drive north from Victoria to Deep Cove leads you through some of Saanich Peninsula's most beautiful vistas of sea views, mountains, forests, small farms and orchards. As you approach your new home on your country drive, you are greeted by tree varieties and plant-beds with beautifully textured ornamental grasses, as well as meticulous lawns.

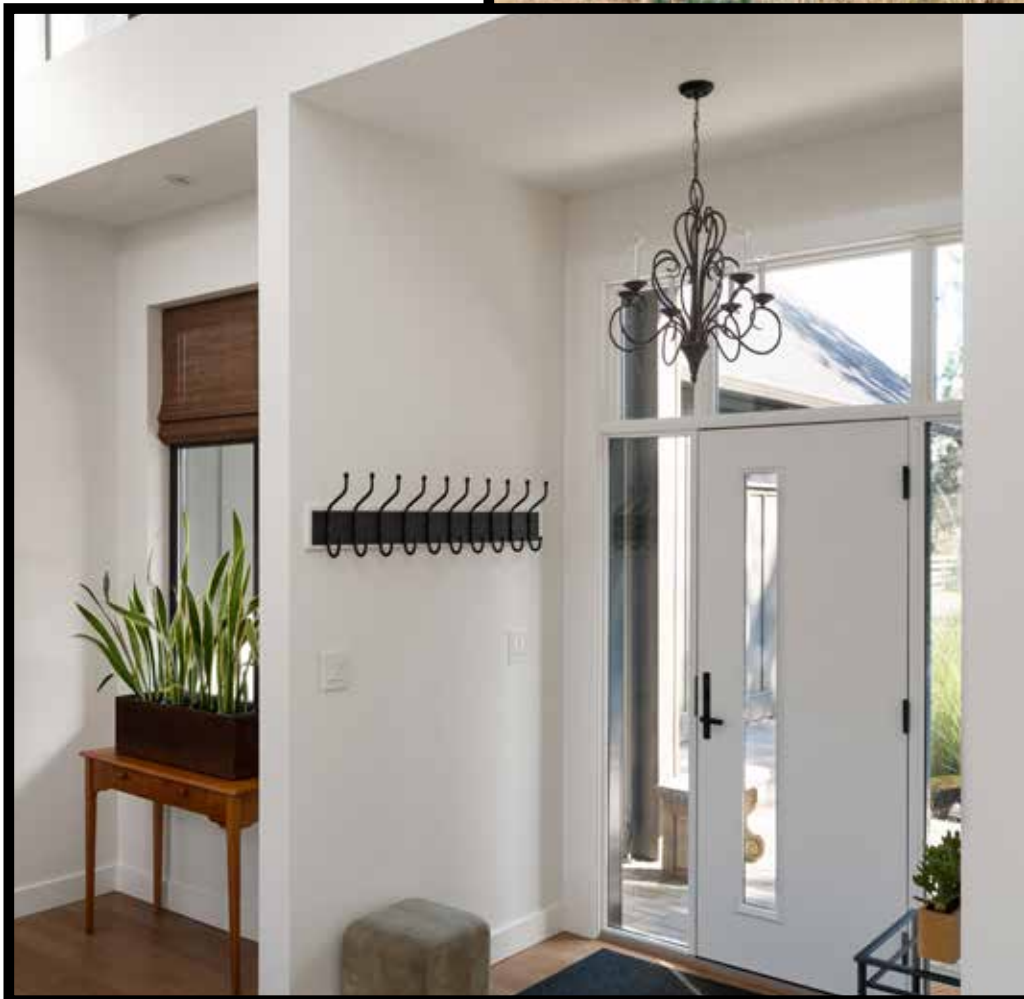


Then the lovely house with its distinctive West Coast styling: perfectly framed rooflines, windows with their verticals and horizontals and a deeper-coloured home exterior blending in with the landscaping. Overall a very peaceful and sophisticated look. The driveway is paved. As you head to the front entry, you note the raised plant bed to the left and the rectangular plant bed before the entry. The front patio with its herringbone pattern pavers, stretches out to 18 x 21 ft.



The Front Entrance

Initial impressions of a home always take into account the entrance. You notice the transom windows above and the 2 pillars upholding the covered porch. The large windows to the left and right of the entrance, with additional windows framing the doorway with its 8 x 6 ft. entryway. Immediately inside there is a horizontal coat rack on the right and lovely chandelier above.



How impressive: the brightness and vastness of this interior space flaunting its 17 ft. vaulted ceiling. Cohesive wide plank flooring spans the vast open space. You can stand here for minutes just taking in the design and nuances of this grand interior.

The Kitchen



There is always a romance between a chef and his or her kitchen. This 10 x 19 ft. kitchen design will delight most chefs with its looks and functionality. Outrightly it's part of the grand open space styling of this beautiful home. The kitchen's exceptional features include premium stainless steel appliances and Caesar stone countertops that are a lovely contrast between darker lower cabinetry and white uppers - a beautiful mix of open-and-closed shelving.

There is plenty of prep and storage space that includes a large island with sink and dishwasher with three smart-looking pendulum light fixtures above. The 9 x 5 ft. walk-in pantry offers you plenty of open shelving as well as additional counterspace and upper/lower storage. Alright...you own the kitchen: it's your way of showing your finest gourmet cheffery to family and friends!



Dining Casual & Formal

Centred between the kitchen and living room you have a space for casual dining, perhaps a table to seat 4-6 family members for breakfast, lunch or supper. However your delight in hosting formal dinners revealing your gourmet-side of cooking, will lead you to your formal dining room.



This 14 x 15 ft. space will comfortably seat 8 to 10 dinner guests. The vaulted ceiling is fabulous, the wide-plank flooring lovely. Room here for a display of some of your art collection. Prepare the way for dining festivities with dinner delights, vintage wines, laughter and great conversation!

Superb Living Room



The most beautiful feature of this Deep Cove home is the living room with its 25 x 21 ft. expanse and vaulted ceiling soaring from 14 to 17 ft. height. Here the 3 transom windows are prominent in the architectural styling of the room, with added brightness from the large windows below.

Additionally the floor-to-ceiling gas fireplace (propane) is another eye catching centre piece with its “hearth” stretching out to the right, perfect for placement of a sculpture or prized pottery pieces.

Lay out your arty rug, set up a comfy sectional or sofa and chairs, add coffee and side tables, display a massive painting and you’re ready for relaxation with family and guests over evening Merlots! How perfect!



Primary Suite

The primary suite is so important for home buyers. This lovely home gives you a wonderful place to retreat to at the end of the day. The bedroom at 14 x 16 ft. is spacious enough for a kingsized bed, night tables, comfy chair and chest of drawers.



It features windows facing the back lawns and back patio, vaulted ceiling rising to 14 ft., plus wide-plank flooring. You will cherish sweet dreams in this primary.

Next into the walk-in closet (9 x 8 ft.) with striking verticals on the sliding “mod-barn-door”. Closet organizers with drawers and open modular shelving will accommodate all your wardrobe necessities.

Ensuite

Then the 5-piece ensuite also with styled barn-door entrance. Here's a large, dual-sink vanity with its dark Caesarstone vanity top (same as in kitchen), darker wood cabinet with 2 large rectangular mirrors above. You love the burnished brass fixtures and the mod-lighting-sconces.



The shower stall is large and beautifully tiled with subway verticals; the soaker tub is perfect. Heated floor-tiling comes in neutral gray. What a lovely ensuite to relax and refresh in!

Additional Bedrooms



Two additional bedrooms at 12 x 12 ft. are spacious for family members or guests. One of these would make an excellent home office if necessary. Windows brighten the interiors and the wide-plank flooring continues.

But a big bonus in this beautiful residence is the dedicated guest suite, ideal for older parents. Its 12 x 19 ft. expanse allows for bedroom furnishings as well as living room space for sofa, chairs and table. At one end of this suite you find a white-cabinet set-up with sink, with room for microwave or toaster oven. Large windows stream in the sunshine. A private entrance is most welcome. The 3-piece ensuite is also bright with white vanity and vanity top, as well as a fresh-air window. The black fixtures and accessories are lovely.



Additional Baths & Laundry



The excellent design of this home gives you additional bathrooms: a 2-piece unit to the left of the entryway and convenient to the living room, as well as the 4-piece bathroom between the 2 bedrooms. Windows brighten the bathrooms with fresh-air opening; tiled flooring, and beautiful vanities and accessories make these baths functional and lovely.



The laundry room is very spacious at 9 x 11 ft. Here you find side-by-side washer and dryer, plenty of counter space, a white lower storage cabinet with sink and a long open unit across with open shelving above. More than enough storage for all your laundry needs. This bright laundry room comes with window and doorway to the garage.

Garage & Outdoor Spaces

The attached 2-vehicle garage (21 x 22 ft.) is bright, white and clean - ready for your storage units and perhaps a workbench. The three window unit on the side and windows on the door bring in plenty of light.

Outdoor spaces for this elegant North Saanich home have been meticulously designed and maintained. Neatly articulated patios, décor garden areas, trees, shrubbery, and easy-care plantings enhance the outdoor living.



The large front patio is lovely and the 31 x 24 ft. back patio with patterned pavers is also beautiful. It faces a well cared for lawn area, fenced with wood horizontals and chain-link at the back.

Backyard Features

All outdoor spaces are level and sun filled. A sprinkler system adds to the easy care of the yard. All in all your new home is really designed for seamless indoor outdoor flow: you can host many an outdoor party on the patios with barbecues and beer. Of course with conversation and laughter!



Deep Cove Neighbourhood



This Deep Cove residence neighbourhood amenities are superlative. As you prepare to immerse yourself into the peace and quiet of this area, you will also fully enjoy the great outdoors with beautiful beaches, parks and marinas nearby. There are 50 kilometres of off-road, gravel biking trails nearby, and hiking trails outside your door.

You will get to know your very welcoming neighbours over a coffee, sandwich and dessert at the Deep Cove Market and at the coffee socials at North Saanich Farmers' Market (where you can shop for locally-grown goods) just a short walk away.



Neighbourhood Features



Deep Cove is vibrant with that friendly, old-school community spirit! For a lovely formal dining experience, you will treasure the Deep Cove Chalet. Oh yes, and do stop for local wine tastings at the Deep Cove Winery. On your trips of exploration around the Peninsula, you will enjoy artisan workshops and art galleries and numerous farm stands.

The Roost Bakery and Panorama Leisure Centre will become favourites. Brentwood Bay and Sidney-by-the Sea, only 15-minutes distant, will provide plenty of grocery and boutique shopping, coffee houses, restaurants, pubs, and all necessary service amenities.



Deep Cove School & Victoria



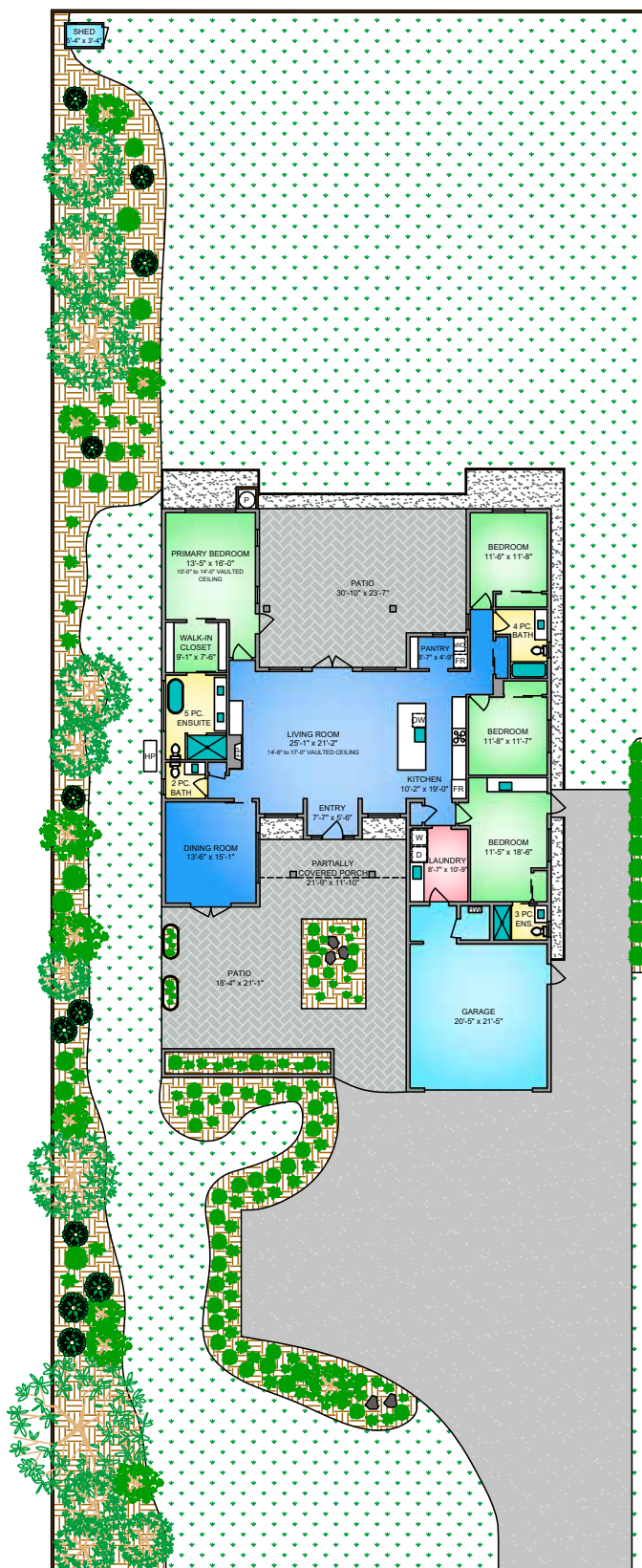
You're only a short 10-minute walk away from Deep Cove Elementary School, known for its French Immersion Program. What a big plus... walking to school!

The beautiful City of Victoria is only 30-minutes away...when you need big city vibe. For more distant venues, your new home is only 20 minutes away from the Victoria International Airport and the B.C. Ferries Terminus.

THERE YOU HAVE IT: YOUR PERFECTLY BEAUTIFUL NEW HOME! WELCOME!

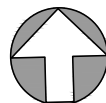


Floor Plans



838 BIRCH ROAD
2533 SQ. FT.
 10'-0" to 17'-0" CEILING HEIGHT

NORTH



0' 5' 10'
SCALE

838 BIRCH ROAD SEPTEMBER 18, 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	GARAGE	PATIO
MAIN	2533	554	1313



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Floor Plans



Property Statistics

PID: 031-163-408
Plan: EPP96218
Lot: 1
Sec: 19
Land District: 40
Farm Status Taxes: \$7,174.03 (2025)
Approx. Lot Size: 24,829 ft²
0.57 of an Acre
Year Built: 2021
House Area: 2,533 ft²
Unfinished: 554 ft²
Decks & Patios: 1,313 ft²

Bedrooms: 4
Bathrooms: 4
Kitchens: 1
Flooring: Tile, Engineered Hardwood
Heating: Heat Pump, Propane
Fuel: Electric Heat Pump
Fireplace: Propane
Roof: Fiberglass shingle
Parking: Double garage
Water: Municipal
Waste: Septic

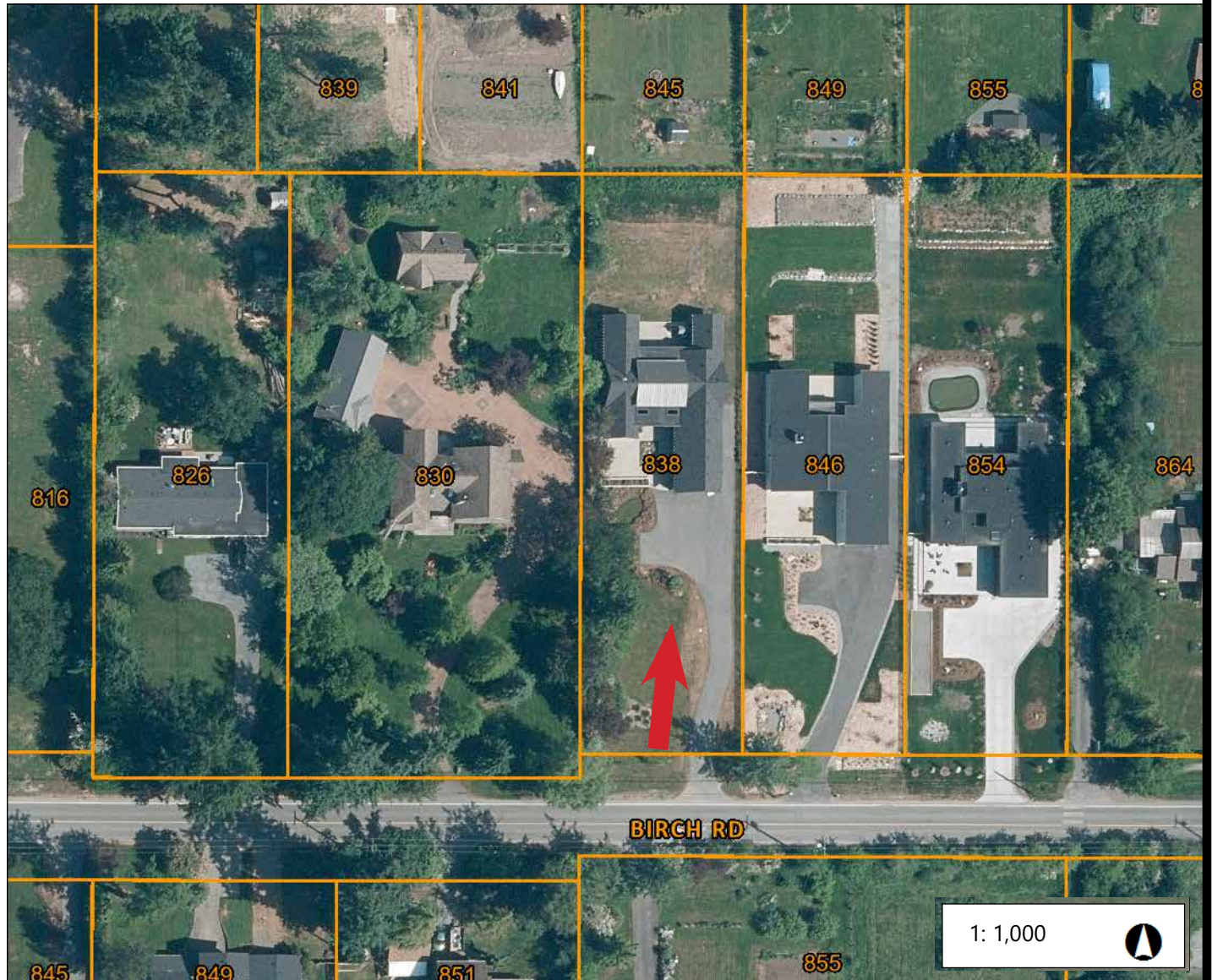


All details, figures and approximate measurements have been obtained from sources deemed to be reliable, but are not warranted or guaranteed to be correct by Coldwell Banker Oceanside Real Estate, or its agents. If information is important, please acquire an independent verification.

Neighbourhood Lot Plan



838 Birch Rd. CRD Aerial Map.



Aerial View





838 Birch Road