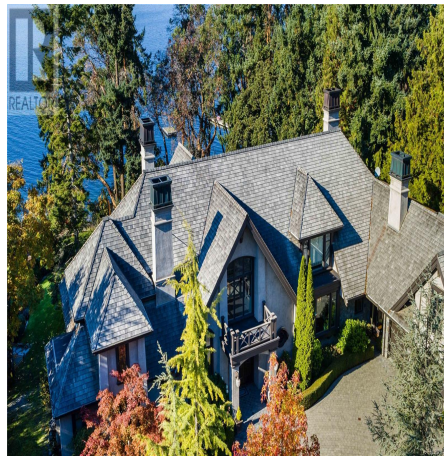


9310 Ardmore Dr, North Saanich

\$10,500,000



Bask in the sun's glow from your own private sandy beachfront, at this impeccable 1.37-acre parcel deep in the heart of North Saanich. Exceptional location and timeless design intertwine at this world-class estate designed by renowned local architect, Jim Grieve. Through stately iron and stone gates, the looping stone drive frames lush grounds with their colourful blooms and soaring trees. Absorbing westerly views of the Saanich Inlet from nearly every room through massive windows, the subtly elegant home sits below. Beneath soaring ceilings, opulent lighting, and beautiful millwork, this residence boasts a wealth of wide open spaces arranged in a highly functional layout. The main floor features gourmet kitchen with prep pantry and wet bar, a sumptuous wood panelled office, a sitting room with a grand stone fireplace and timber-framed ceiling, a lovely formal dining area overlooking the water, and an airy primary bedroom with stunning ocean views, a bedside fireplace, and an expansive five-piece ensuite and walk-in closet.

Recreationally inclined, the lower level includes an antiqued wine room, a home theatre with wet bar, and a gym with private entrance and ensuite.

Perfect for guests, the upper level, with its open views of the living room below from the central loft space, enjoys two additional bedrooms, both with ensuites and gorgeous views of the grounds. Equipped for guests or staff, the triple attached garage is topped with a charming carriage house featuring its own private entrance, kitchen and laundry. At the home's rear, amidst stands of gnarled Arbutus, the tiered backyard slopes gracefully down to the ocean. A wide stone patio adjoining the home with both covered and open areas is ideal for outdoor dining. Below, a plateau is reserved for the hot tub, barrelled wooden sauna, stone patio with integrated fire pit, and an expansive picket-fenced planter garden. Finally at the water's edge, an extremely rare sandy beach...

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