

# \$2,499,000 - 10680 Blue Heron Rd, North Saanich

MLS® #1008578

**\$2,499,000**

3 Bedroom, 3.00 Bathroom, 2,647 sqft

Residential on 0.37 Acres

N/A, North Saanich, BC

West Coast living at it's finest! Youâ€™ll love this idyllic, low bank waterfront oasis on an exclusive Peninsula where you can enjoy outdoor dinners, launch your kayak or delight in the sheltered waters - home to an abundance of marine wildlife. Magnificent water views from the light filled principle rooms, sunny family room, home office & more on the main. Spacious primary bedroom w/ ensuite & unobstructed ocean vistas with sliding doors to the balcony - perfect for a relaxing morning coffee. Two more bedrooms and bathroom on the upper floor. Heat pump/AC. 200 amps & irrigation. Separate studio. Fabulous, mature gardens on a level .44 acre sun-drenched lot with 3 decks and hot tub for EXCEPTIONAL outdoor living! All this and the convenience of living just 5 minutes from scenic downtown Sidney with excellent restaurants, shopping, marinas, concerts and walking trails & only 20 minutes to Victoria. One of the most spectacular & tranquil settings!

Built in 1982

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 1008578     |
| Price          | \$2,499,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Square Footage | 2,647       |



|            |                        |
|------------|------------------------|
| Acres      | 0.37                   |
| Year Built | 1982                   |
| Type       | Residential            |
| Sub-Type   | Single Family Detached |
| Status     | Active                 |
| View       | Ocean, Other           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 10680 Blue Heron Rd       |
| Area        | NS McDonald Park          |
| Subdivision | N/A                       |
| City        | North Saanich             |
| County      | Capital Regional District |
| Province    | BC                        |
| Postal Code | V8L 3X9                   |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Attached, Carport, Driveway, Garage Double |
| # of Garages   | 2                                          |
| # of Kitchens  | 1                                          |
| View           | Ocean, Other                               |
| Is Waterfront  | Yes                                        |
| Waterfront     | Ocean                                      |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | Storage, Vaulted Ceiling(s), Workshop |
| Heating           | Electric, Heat Pump                   |
| Cooling           | Air Conditioning, Window Unit(s)      |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 2                                     |
| Fireplaces        | Electric, Propane                     |

### Exterior

|              |                     |
|--------------|---------------------|
| Windows      | Blinds, Skylight(s) |
| Roof         | Fibreglass Shingle  |
| Construction | Wood                |
| Foundation   | Poured Concrete     |

### Additional Information

|                |                                      |
|----------------|--------------------------------------|
| Date Listed    | July 30th, 2025                      |
| Days on Market | 93                                   |
| Office         | Royal LePage Coast Capital - Oak Bay |

### **Listing Details**

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Royal LePage Coast Capital - Oak Bay |
|----------------|--------------------------------------|

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