

# \$3,495,000 - 5009 Cordova Bay Rd, Saanich

MLS® #1011033

**\$3,495,000**

5 Bedroom, 6.00 Bathroom, 3,527 sqft  
Residential

N/A, Saanich, BC

Experience oceanfront living on Cordova Bay's sandy shores in this 3,527 sq.ft. West Coast contemporary. Four light-filled levels showcase panoramic views of the Salish Sea & Gulf Islands. The main floor features vaulted ceilings, a gourmet kitchen & seamless indoor/outdoor flow to oceanview patios. The primary suite offers a private balcony, walk-in closet & spa-inspired ensuite with steam shower. Lower levels include self-contained suites with kitchens, living areas & private entries—ideal for guests or multi-generational living. Enjoy sunrise coffee by the firepit, or launch your kayak from the beach. With a 545 sq.ft. garage, Brazilian tile throughout, multiple outdoor spaces & low-maintenance landscaping, this move-in-ready waterfront home delivers the best of seaside living in one of Victoria's most coveted communities.

Built in 2012

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | 1011033                |
| Price          | \$3,495,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 6.00                   |
| Square Footage | 3,527                  |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Single Family Detached |



|        |                    |
|--------|--------------------|
| Style  | West Coast         |
| Status | Active             |
| View   | Mountain(s), Ocean |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 5009 Cordova Bay Rd       |
| Area        | SE Cordova Bay            |
| Subdivision | N/A                       |
| City        | Saanich                   |
| County      | Capital Regional District |
| Province    | BC                        |
| Postal Code | V8Y 2K1                   |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 4                       |
| Parking        | Detached, Garage Double |
| # of Garages   | 2                       |
| # of Kitchens  | 3                       |
| View           | Mountain(s), Ocean      |
| Is Waterfront  | Yes                     |
| Waterfront     | Ocean                   |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizer, Dining/Living Combo, Soaker Tub, Vaulted Ceiling(s)                                       |
| Appliances        | Dishwasher, Dryer, F/S/W/D, Microwave, Oven Built-In, Oven/Range Electric, Range Hood, Refrigerator, Washer |
| Heating           | Electric, Radiant Floor                                                                                     |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 1                                                                                                           |
| Fireplaces        | Gas                                                                                                         |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Balcony/Deck, Balcony/Patio, Fencing: Partial, Garden, Low Maintenance Yard |
| Windows           | Vinyl Frames, Window Coverings                                              |
| Roof              | Asphalt Shingle, Asphalt Torch On                                           |
| Construction      | Cement Fibre, Insulation: Ceiling, Insulation: Walls                        |
| Foundation        | Poured Concrete                                                             |

## **Additional Information**

|                |                             |
|----------------|-----------------------------|
| Date Listed    | August 15th, 2025           |
| Days on Market | 81                          |
| Office         | Macdonald Realty Ltd. (Sid) |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Macdonald Realty Ltd. (Sid) |
|----------------|-----------------------------|

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