

\$12,900,000 - 8338 West Saanich Rd, Central Saanich

MLS® #1017633

\$12,900,000

6 Bedroom, 9.00 Bathroom, 9,727 sqft

Residential on 6.80 Acres

N/A, Central Saanich, BC

Exceptional 7 acre low-bank oceanfront estate in South Vancouver Island, captivates at every turn. Custom built in 1996. Main 6,660+sqft residence is a masterful expression of West Coast architecture, blending natural materials with floor to ceiling windows that frame breathtaking sunsets over the Malahat. Gated & fully fenced, offering total privacy amidst mature fir, arbutus & cedar. Envious, open-beam construction, 4 beds, 7 baths, a grand piano in the Great rm, 3 fireplaces, a theater, custom pool table, new HVAC, new roofs & a Lutron lighting system. Separate 2-bed, 2 bath carriage house welcomes guests in comfort. Resort style living with multiple oceanfront patios, 6 car garage, a 60x20 concrete dock with power/water, boat lift, helicopter landing pad, walking trails & mature gardens. West facing waterfront, with potential to subdivide. Conveniently situated only 15 mins to Victoria International Airport, 30 mins to Victoria, 10 mins to Butchart Gardens by boat or vehicle.

Built in 1996

Essential Information

MLS® #	1017633
Price	\$12,900,000
Bedrooms	6
Bathrooms	9.00
Square Footage	9,727



Acres	6.80
Year Built	1996
Type	Residential
Sub-Type	Single Family Detached
Style	West Coast
Status	Active
View	Mountain(s), Ocean

Community Information

Address	8338 West Saanich Rd
Area	CS Inlet
Subdivision	N/A
City	Central Saanich
County	Capital Regional District
Province	BC
Postal Code	V8M 1S5

Amenities

Parking Spaces	6
Parking	Attached, Detached, Garage Double, Garage Quad+
# of Garages	6
# of Kitchens	3
View	Mountain(s), Ocean
Is Waterfront	Yes
Waterfront	Ocean

Interior

Interior Features	Cathedral Entry, Closet Organizer, Controlled Entry, Dining Room, Eating Area, French Doors, Soaker Tub, Storage, Vaulted Ceiling(s), Winding Staircase, Wine Storage
Appliances	Built-in Range, Dishwasher, F/S/W/D, Garburator, Hot Tub, Microwave, Oven Built-In, Oven/Range Gas, See Remarks
Heating	Baseboard, Electric, Heat Pump, Radiant Floor
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Family Room, Living Room, Recreation Room

Exterior

Exterior Features	Balcony/Patio, Fencing: Full, Garden, Lighting, Sprinkler System
Windows	Blinds, Insulated Windows, Screens, Window Coverings
Roof	Wood
Construction	Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	16
Office	Engel & Volkers Vancouver Island

Listing Details

Listing Office	Engel & Volkers Vancouver Island
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