



NORTH SAANICH · BRITISH COLUMBIA

# Saanich Inlet Waterfront Estate

9752 GLYNNWOOD PARK ROAD · NORTH SAANICH, BC V8L 5H4

4,309

sq ft  
LIVING AREA

19,204

sq ft  
LOT SIZE

~100 ft

linear  
OCEAN FRONTAGE

3 + Suite

BEDROOMS



## THE PROPERTY

# A Classic Reimagined

Positioned on the warm, sun-drenched western shore of the Saanich Inlet — 19,204 sq ft of prime oceanfront with approximately 100 linear feet of frontage. Created in close collaboration with celebrated designer Jim Grieve, reflecting over 45 years of masterful building experience.

Three fireplaces anchor the living room, dining room, and primary bedroom. Curved fir doors and olive burl cabinetry in the library. Walnut burl bar top in the kitchen. The dining room ceiling was salvaged from a vintage train car.

*"A home with a slight modern feel, but exhibits a traditional style that will carry the owner throughout the decades."*

LIVING AREA	4,309 sq ft
LOT SIZE	19,204 sq ft
OCEAN FRONTAGE	~100 linear ft
BEDROOMS	3 + suite
BATHROOMS	3 full + powder
PRIMARY SUITE	Upper or main floor



# Crafted Without Compromise

## Bespoke Millwork

Olive burl cabinetry in the library with curved fir doors. Walnut burl in the kitchen. Every piece built to an as-new standard by certified journeymen in the owner's shop.

## Three Fireplaces

Marble in the dining room, black granite in the living room, and a gas fireplace in the primary bedroom. Each anchors its space with warmth and character.

## Mackintosh Kitchen

Glass cabinetry with Mackintosh motifs, solid granite countertops, panel-matched integrated appliances, and a walnut burl bar top with glass overlay.

## Radiant Hydronic Heat

In-floor hydronic heat throughout the main and upper floors, powered by a natural gas boiler. Heated electric floors in the suite and basement bathroom.

## Control4 Smart Home

Full Control4 automation covering all main-floor lighting and integrated audio. Motorized blinds in the primary suite. Natural gas backup generator for essential systems.

## Dual Primary Options

Upper primary bedroom with vaulted ceiling, arched ocean-view windows, and gas fireplace. A second bedroom with full ensuite on the main floor enables single-level living.

## Primary Ensuite

Onyx countertops, leaded glass windows overlooking the water, a soaker tub, in-floor heating, and motorized blinds — a private sanctuary above the Saanich Inlet.

## Direct Waterfront Access

New steps descend to the beach for swimming, kayaking, and beachcombing. Natural trails lead directly to Coles Beach, a sheltered sandy bay, from your door.

## Outdoor Living

564 sq ft of deck with curved glass railings (new 2025), a hot tub, built-in Twin Eagles gas BBQ, and a natural gas fire pit at the water's edge. Irrigated landscaping throughout.

## Caretaker Suite

693 sq ft self-contained suite with private keyed entry, kitchen, bedroom, full bathroom with heated floors, and a dedicated patio facing the garden and water.

## Premium Finishes

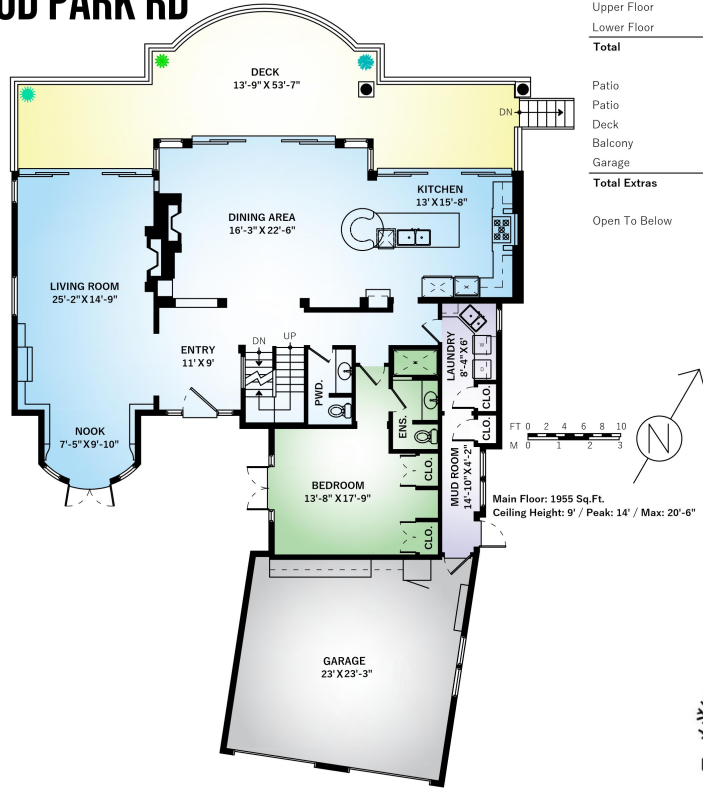
White oak brushed hardwood floors in 6-ft lengths. Natural limestone paving. Marble and granite fireplace surrounds. Leaded glass windows. Cedar shingle exterior with T&G soffits.

## Backup Systems

Natural gas generator providing backup power for heating, refrigeration, and cooking. Telus-monitored alarm system. Central vacuum throughout the main and upper levels.

# Three Levels of Waterfront Living

## 9752 GLYNNWOOD PARK RD NORTH SAANICH, BC



Main Floor	1955 SQ.FT.
Upper Floor	834 SQ.FT.
Lower Floor	1520 SQ.FT.
<b>Total</b>	<b>4309 SQ.FT.</b>
Patio	750 SQ.FT.
Patio	294 SQ.FT.
Deck	564 SQ.FT.
Balcony	35 SQ.FT.
Garage	564 SQ.FT.
<b>Total Extras</b>	<b>2207 SQ.FT.</b>
Open To Below	102 SQ.FT.

Main Floor: 1955 Sq.Ft.  
Ceiling Height: 9' / Peak: 14' / Max: 20'-6"



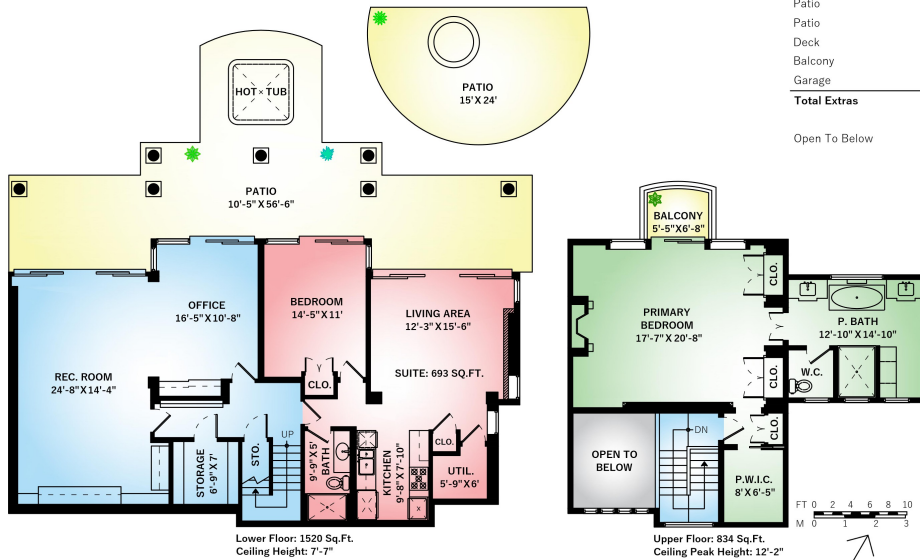
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Floor plan not suitable for architectural/construction purposes. All information furnished is from sources deemed reliable however no warranty or representation is made to the accuracy thereof. If important, buyer to verify.

MAIN FLOOR · 1,955 SQ FT · CEILING HEIGHT 9' / PEAK 20'-6"

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Open To Below	102 SQ.FT.

Lower Floor: 1520 Sq.Ft.  
Ceiling Height: 7'-7"

Upper Floor: 834 Sq.Ft.  
Ceiling Peak Height: 12'-2"



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UPPER FLOOR 834 SQ FT (CEILING PEAK 12'-2") · LOWER FLOOR 1,520 SQ FT

LOCATION & NEIGHBOURHOOD

# Quietly Removed. *Effortlessly Connected.*

Swartz Bay Ferry	BC mainland & Gulf Islands sailings.	5 MIN
Victoria Airport	Direct to Vancouver, Calgary, Toronto & US hubs.	8 MIN
Sidney by the Sea	Full grocery, hospital, pharmacy, boutique dining.	10 MIN
Coles Beach	Sandy bay, natural trails from your door.	WALK
Brentwood Village	Farmers markets and community amenities.	12 MIN
Downtown Victoria	World-class dining, arts, and the Inner Harbour.	30 MIN

## Nick Wise

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## Mike Colwill

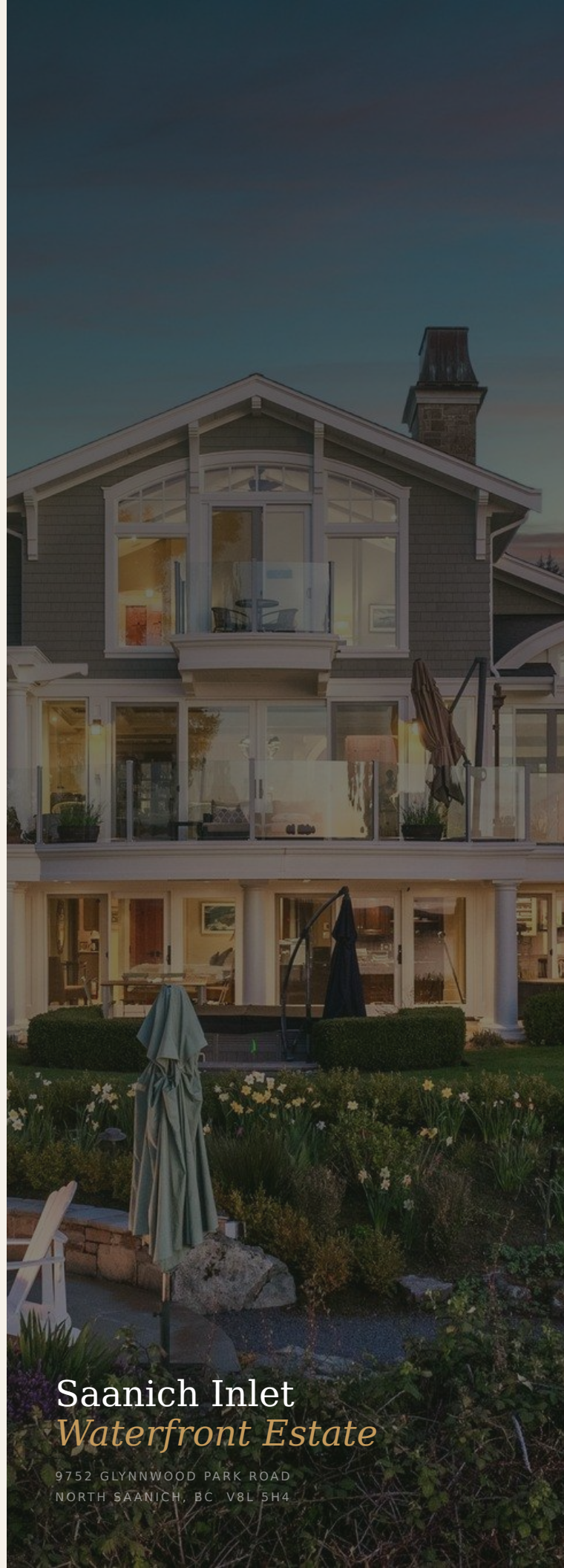
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All measurements approximate; buyer to verify. Lot area per registered survey. SVT information is general — seek independent professional advice.



## Saanich Inlet *Waterfront Estate*

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