



Welcome to 10935 Marti Lane
Executive Home | Timeless Elegance | Tidal Waterfront



1286 Fairfield Road
Victoria, BC
V8V4W3

For more information, contact:

Sylvia Therrien or Marc Owen-Flood

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Welcome to 10935 Marti Lane,

A custom built, executive home located within a neighbourhood of upscale homes close to Victoria International Airport, BC Ferries, marinas, and the town of Sidney. Situated on a 0.72 acre, tidal waterfront lot, providing easy walk-on access for kayak lovers and a natural buffer for wild-life protection.



MLS Fast Facts

- Bedrooms: 5
- Bathrooms: 3 1/2
- Finished sqft: 3,166
- Heat: Forced Air, Heat Pump
- Fuel: Electric
- Lot: 0.72 Acres
- 2012 Property Taxes: \$6,055
- 2013 BC Assessment: \$1,004,000

Proudly offered at \$1,275,000



Timeless Elegance | 3 Bedroom | 3 1/2 Bathroom

Measurements are approximate and information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy or completeness, we regret that because the information has been obtained from 3rd parties, Newport Realty is unable to guarantee its accuracy or completeness.



Upon entering this lovely home, the new owner will be impressed with its timeless elegance that includes Espresso birch hardwood floors, wainscoting, and built-ins surrounding a feature fireplace in the living room. The custom kitchen is fully equipped with upscale appliances including Bertazzoni Italian range and granite countertops. A separate dining room creates a place for intimate dinner gatherings. The open floorplan provides easy access to a large, private, sunny rear patio with exterior sound system and a water feature to enjoy the tranquil rear yard.

The master bedroom on the main floor features walk-in closet, spa-like ensuite bath and french doors leading out to the rear patio. The main level is completed by a bright sunroom that is ideal for pets or perhaps an office.

The upper level showcases two more bedrooms and two full baths with custom cabinetry and quartz countertops. Two balconies, one overlooking the rear yard, the other perfect for enjoying morning coffee with east exposure. A large, open den/family area finishes the upper level.



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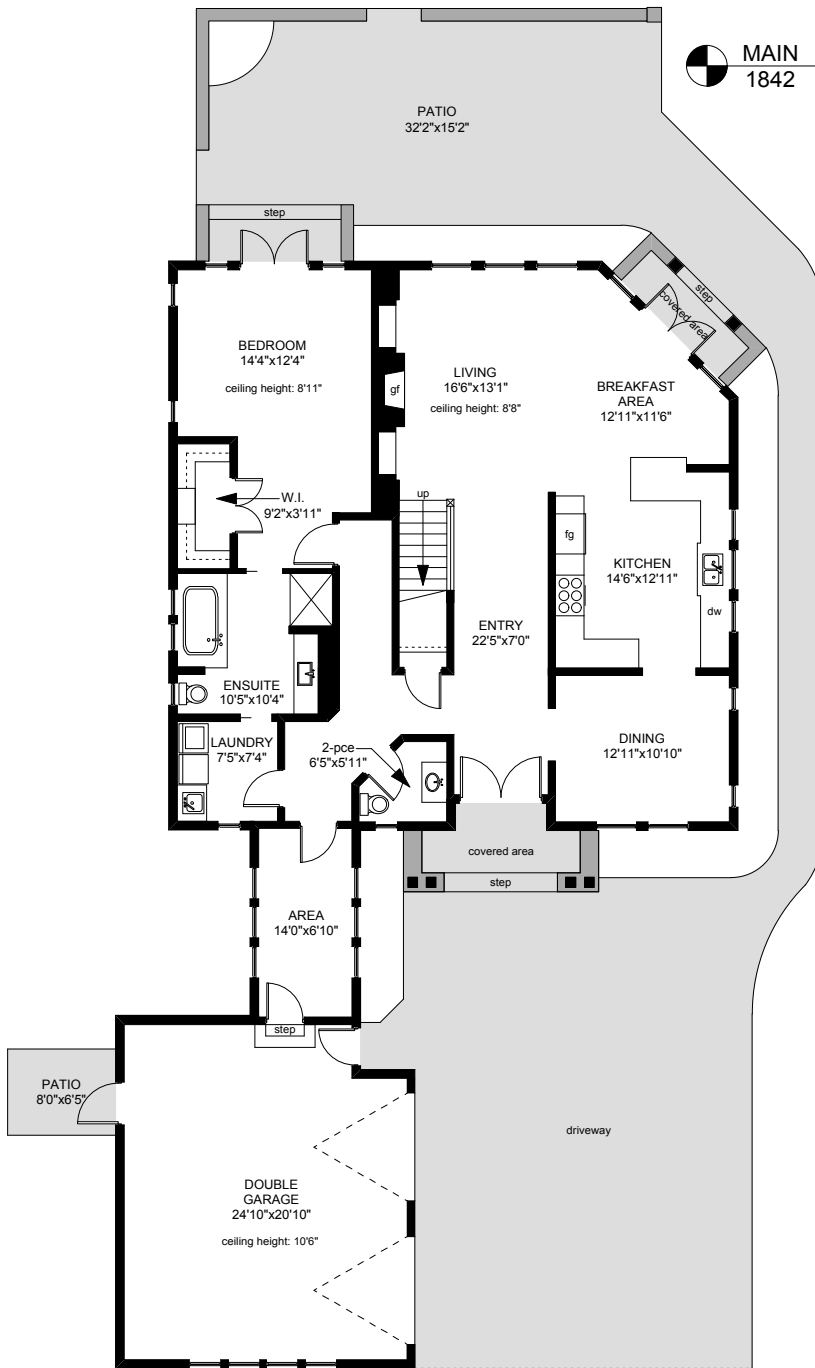
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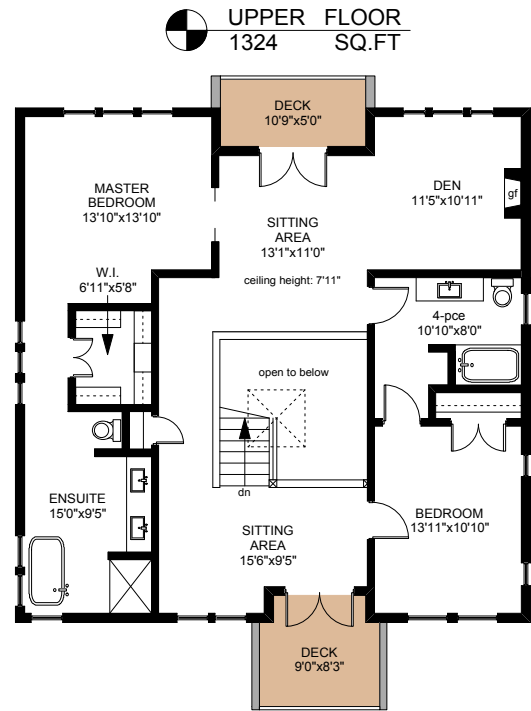


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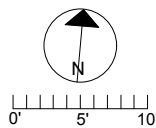


MAIN FLOOR
1842 SQ.FT



UPPER FLOOR
1324 SQ.FT

	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	1842	0	1842
UPPER	1324	0	1324
TOTAL	3166	0	3166
GARAGE	0	562	562
PATIO	0	558	558
DECKS	0	124	124



PREPARED FOR THE EXCLUSIVE USE OF
SYLVIA THERRIEN
PERSONAL REAL ESTATE CORPORATION
OF NEWPORT REALTY
&
MARC OWEN-FLOOD,
PERSONAL REAL ESTATE CORPORATION
ASSOCIATE BROKER, NEWPORT REALTY Ltd.

MEASURED ON: 01/24/13
DRAWING FILE: 10804

Taf Measure VICTORIA, B.C.
Ph. 883.8894
www.tafmeasure.com

NOTE: This floor plan is provided by Newport Realty Ltd. as a convenient reference only, and is not to be relied upon as accurate. Prospective Buyers must satisfy themselves not only of the actual measurements, but also to the status of any finished space shown on this floor plan, specifically in relation to minimum ceiling height for habitable rooms required by the BC Building Code, allowable finished floor area in relation to current zoning, and determination if space was developed with necessary municipal permits.

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The Location - North Saanich

North Saanich is located on the Saanich Peninsula, approximately 25 kilometres north of Victoria, British Columbia on southern Vancouver Island. The District is surrounded on three sides by 40 kilometres of ocean shoreline, and is comprised of rural/residential areas, a large agricultural base and is home to the Victoria International Airport and the Swartz Bay Ferry Terminal.

For the boating enthusiast, 10935 Marti Lane is located within walking distance of the North Saanich Marina, one of southern Vancouver Island's favourite home ports for sailing and boating in Canada's Gulf Islands, the U.S. San Juan Islands and beyond.



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