

PETER NASH - REAL ESTATE

Victoria, Vancouver Island, British Columbia, Canada



Newport
Realty

.Peter Nash, successfully selling waterfront and luxury real estate on Vancouver Island, Victoria, and the Gulf Islands since 1972.

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An Oceanfront Estate - A Kingdom By The Sea

This incredible gated estate of 5.95 secluded and picturesque acres (2.41 hectares) is situated on Thomson Cove being one of Saanich Peninsula's most desirable locations. The custom designed Main Residence of three and a half stories is approximately 11,000 square feet (1022 square metres) with spacious entrance and entertainment areas, four bedrooms and two self-contained suites and a total of seven bathrooms. Many of the

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rooms open onto the numerous patios and decks all having beautiful outlooks. There is also a separate caretakers or guest house of 1500 square feet (139 square



metres), office building with garage facilities being 1400 square feet (130 square metres), board room/entertainment building of 2150 square feet (200 square metres) including a one bedroom apartment and garage, recreation/spa building of 4600 square feet (427 square metres) with two racket courts and a roof top tennis court, several ancillary buildings (work/machine shop / backup power generator / storage / garages), three swimming pools (one indoor / two outdoor one of which is tidal), two boathouses (one with marine railway for a boat of approximately 53 feet (16 metres), two substantial all tide and weather docks (50 x 10 feet / 15 x 3 metres and 111 x 9 feet / 34 x 3 metres with Aquatic Lands Licence, boat/airplane ramp, stables (six stalls) 1080 square feet (100.3 square metres) and riding ring.



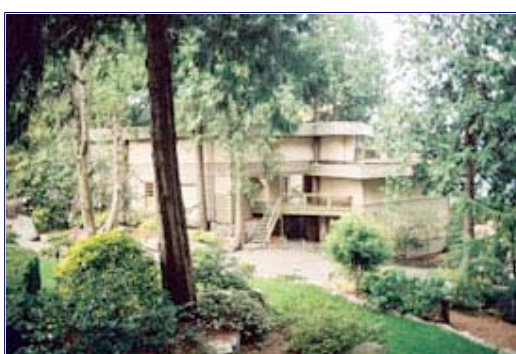
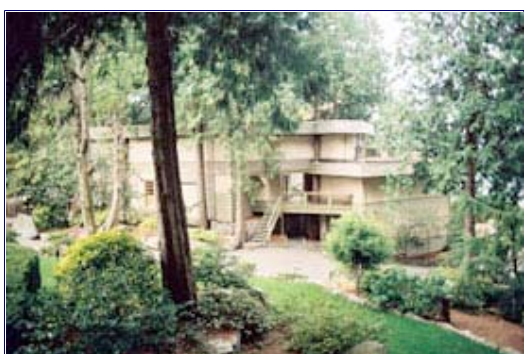
The property, which is very private, is developed in gardens and lawns about the residence with a background of mature native trees. The east side is undeveloped field area and the west side has a riding ring. The westerly outlook over Saanich Inlet (48 40'N., 123 30'W) takes advantage of beautiful marine views and sunsets. The low bank oceanfront of 850 feet (259 metres) +/- on Thomson Cove offers

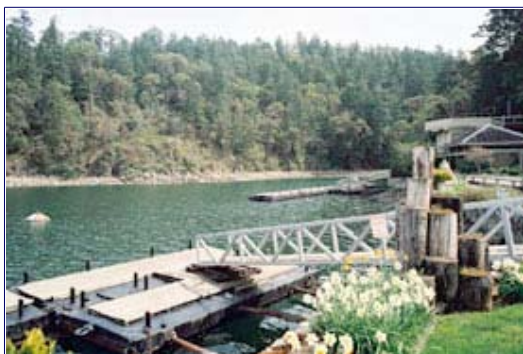
excellent moorage for boats and seaplanes. The residential zoning makes this recreational retreat suitable for a single family, a large family or corporate group or possibly a shared ownership of several families.

Located on a quiet country road in the Municipality of Central Saanich and being only a short distance to shopping, schools, airport, ferries (Vancouver, Gulf Islands and Washington State), golf courses, marina's, Brentwood Village and The Town of Sidney. The City of Victoria is about 24 kilometers (15 miles) south of the property. The Saanich Inlet is well known for its excellent boating, swimming, diving, fishing, marine life and temperate climate.



Offered at \$4,975,000 Canadian (\$3,417,000 US, \$3,005,400 EURO approximately at time of listing)





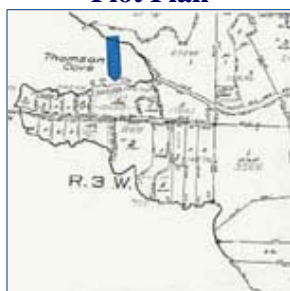
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Chart



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Plot Plan



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Buyers should note that information is submitted as descriptive as to type and quality of residence and property only. Figures relating to size and quantum must be taken as approximate.

