

# A Rare Offering!



7376 Ridgedown Court



*Seldom does a home of this calibre come on the market. This large custom built executive family home is situated on a quiet cul-de-sac within a small pocket of high quality homes surrounded by pastoral farmland in Saanichton. From the moment you enter this beautiful 4100+ sqft home you will find an inviting open concept main floor living area, an entertaining size Chef kitchen with granite counter tops and a gorgeous crescent shaped island that provides the focal point of the room. The stunning pastoral and pond views are seen from all angles of this home bringing the outdoors in. The main floor also offers a large den/office and guest bedroom with 3 piece bath. Also included large rec room downstairs, double car garage w/RV parking.*



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# Property Details



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**Year Built:** 2000

**Bedrooms:** 5

**Bathrooms:** 3

**Lot Acres:** 0.206

**Fin SqFt:** 4,125

**Unfin SqFt:** 38

**Bsm't:** Finished

**Bsm't Height:** 7'4"

**Water:** City

**Waste:** Sewer

**Foundation:**

Concrete Poured

**Roof:** Fiberglass

**Ext Fin:** Hardi-Plank

**Fuel:** Electric, Gas

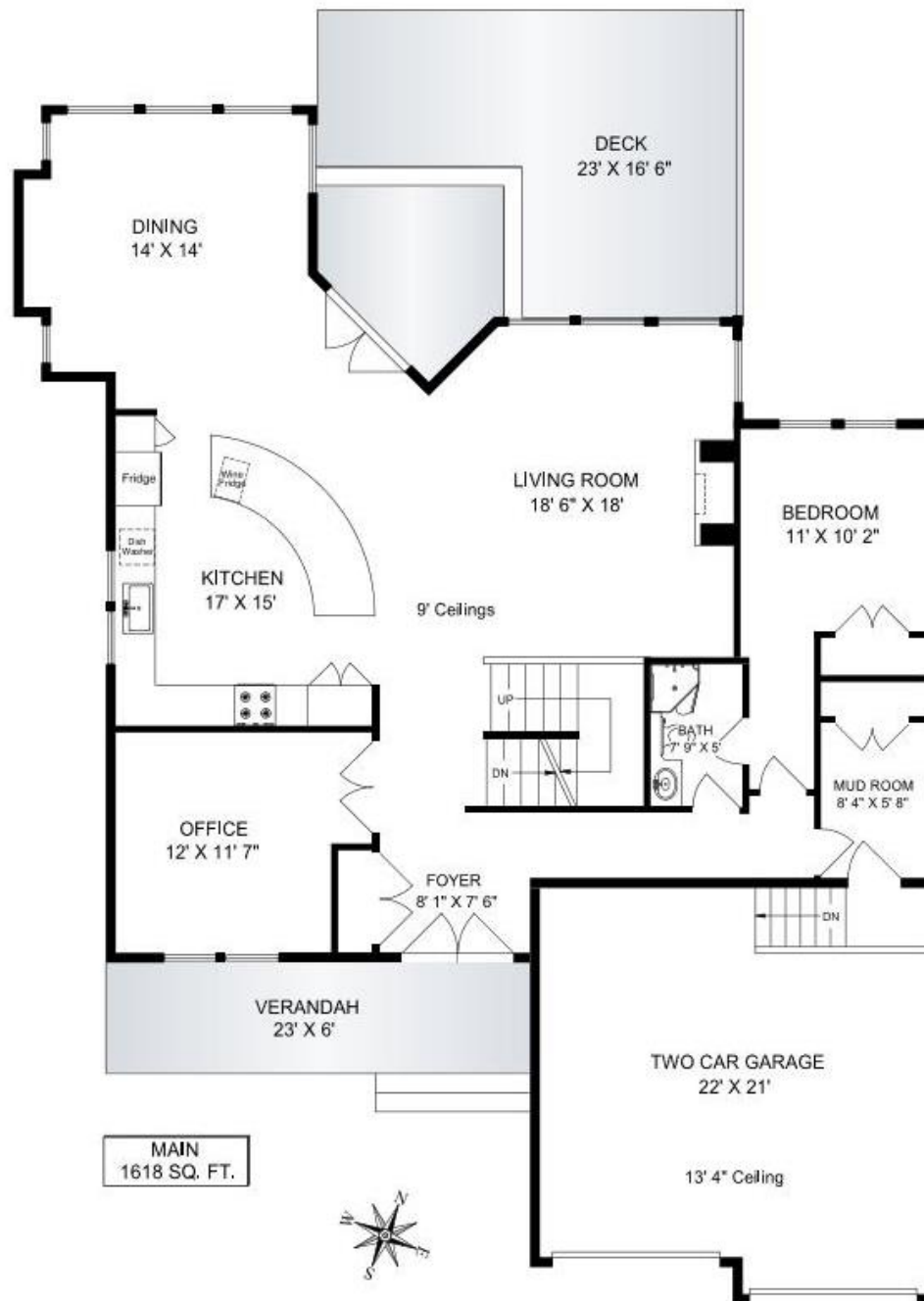
**Heat:** Baseboard,  
Gas Fireplaces

**FP Location:** Living  
Room & MR BR

**Lot Features:**

- Private
- Landscaped
- Pastoral Views
- Cul-de-sac
- Irrigation
- RV Parking

# Floor Plans ~ Main Level



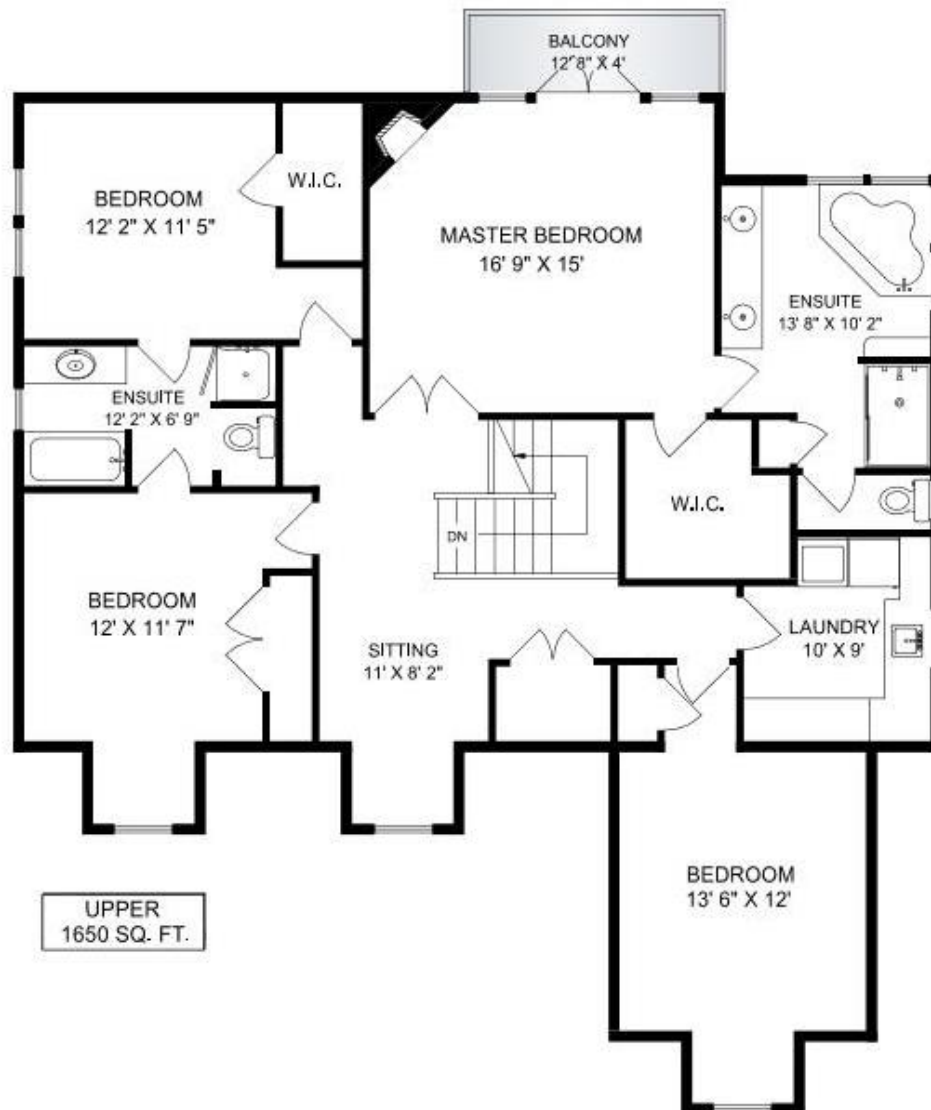
MAIN  
1618 SQ. FT.

|        | FINISH<br>SQ. FT. | UNFINISH<br>SQ. FT. | TOTAL<br>SQ. FT. |
|--------|-------------------|---------------------|------------------|
| MAIN   | 1618              |                     | 1618             |
| UPPER  | 1650              |                     | 1650             |
| LOWER  | 857               | 38                  | 895              |
| TOTAL  | 4125              | 38                  | 4163             |
| GARAGE |                   | 472                 | 472              |
| DECKS  |                   | 584                 | 584              |

| EXCLUSIVELY FOR SUZI JACK<br>DOCKSIDE REALTY LTD.   |   |
|---|---|
| MAY 8 2018  |           |
| REF # 5298  | Island Measure<br>Residential and Commercial Floor Plans<br>250-615-8273<br>islandmeasure.com |
| <small>MEASUREMENTS MAY NOT BE 100% ACCURATE. IF CRITICAL, REFER TO VERIFICATION. ROOM MEAS. ARE NOT USED TO CALCULATE AREA. FLOOR PLANS ARE PROVIDED FOR CONVENIENCE ONLY.</small> |   |



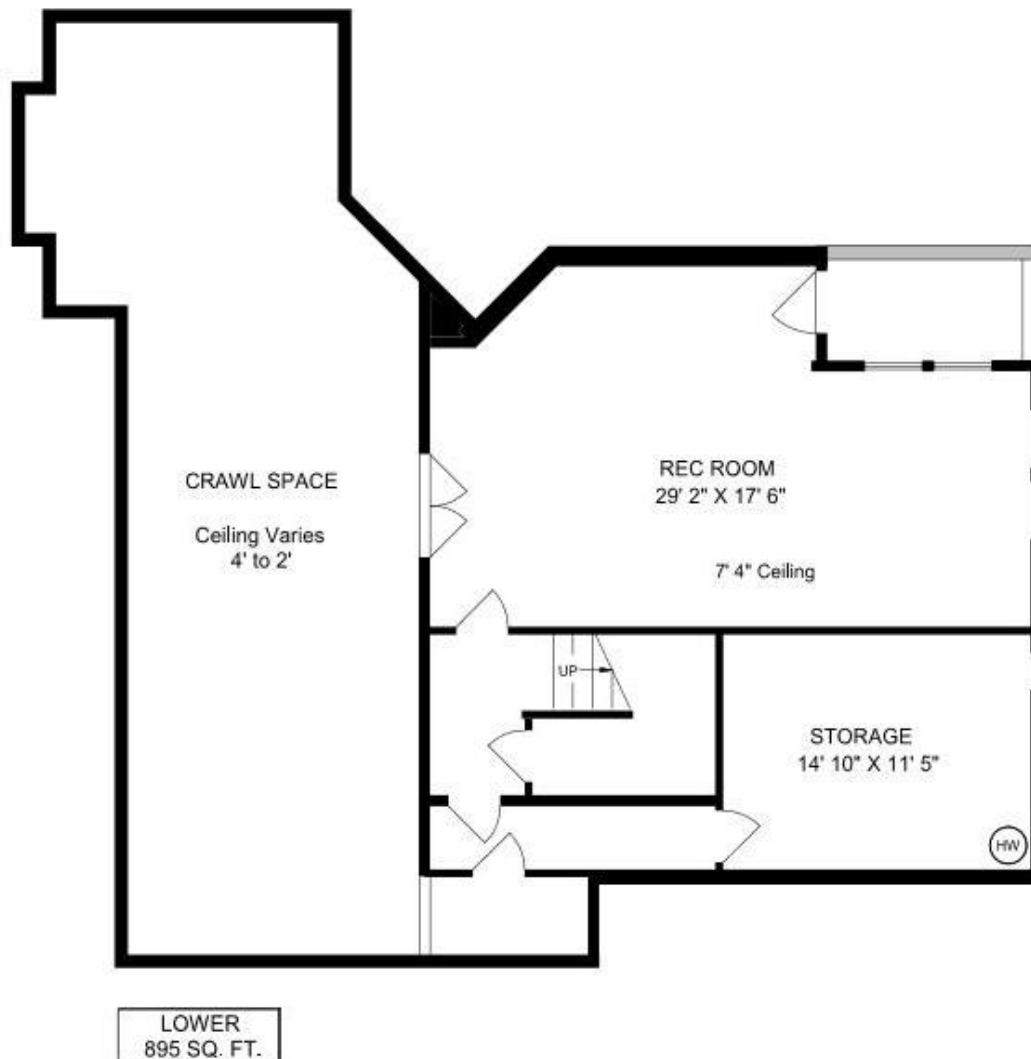
# Upper Level



|        | FINISH<br>SQ. FT. | UNFINISH<br>SQ. FT. | TOTAL<br>SQ. FT. |
|--------|-------------------|---------------------|------------------|
| MAIN   | 1618              |                     | 1618             |
| UPPER  | 1650              |                     | 1650             |
| LOWER  | 857               | 38                  | 895              |
| TOTAL  | 4125              | 38                  | 4163             |
| GARAGE |                   | 472                 | 472              |
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|--|---|
| MAY 8 2018   | <br><b>Island Measure</b><br>Residential and Commercial Floor Plans |
| REF # 5298   | 250-818-8273 <a href="http://islandmeasure.com">islandmeasure.com</a>   |
| <small>MEASUREMENTS MAY NOT BE 100% ACCURATE. BE CRITICAL BUYER TO VERIFY.<br/>ROOM SIZES ARE NOT USED TO CALCULATE AREA.<br/>FLOOR PLANS ARE PROVIDED FOR CONVENIENCE ONLY.</small> |   |

# Lower Level



|        | FINISH<br>SQ. FT. | UNFINISH<br>SQ. FT. | TOTAL<br>SQ. FT. |
|--------|-------------------|---------------------|------------------|
| MAIN   | 1618              |                     | 1618             |
| UPPER  | 1650              |                     | 1650             |
| LOWER  | 857               | 38                  | 895              |
| TOTAL  | 4125              | 38                  | 4163             |
| GARAGE |                   | 472                 | 472              |
| DECKS  |                   | 584                 | 584              |

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|---|--|
| MAY 8 2018  | Island Measure<br>Residential and Commercial Floor Plans |
| REF # 5298  | 250-815-8273<br>islandmeasure.com                        |
| <small>MEASUREMENTS MAY NOT BE 100% ACCURATE. IF CRITICAL, REFER TO VENDOR.<br/>ROOM SIZES ARE NOT USED TO CALCULATE AREA.<br/>FLOOR PLANS ARE PROVIDED FOR CONFORMANCE ONLY.</small> |  |



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# Master Suite



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*Upstairs you will find a grand master suite with gas fireplace, private deck to enjoy the tranquil views, walk-in closet, and spa size ensuite. There are also 2 other bedrooms with Jack and Jill bath, a bonus room/ bedroom, as well as laundry room.*



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# Stunning Pastoral View

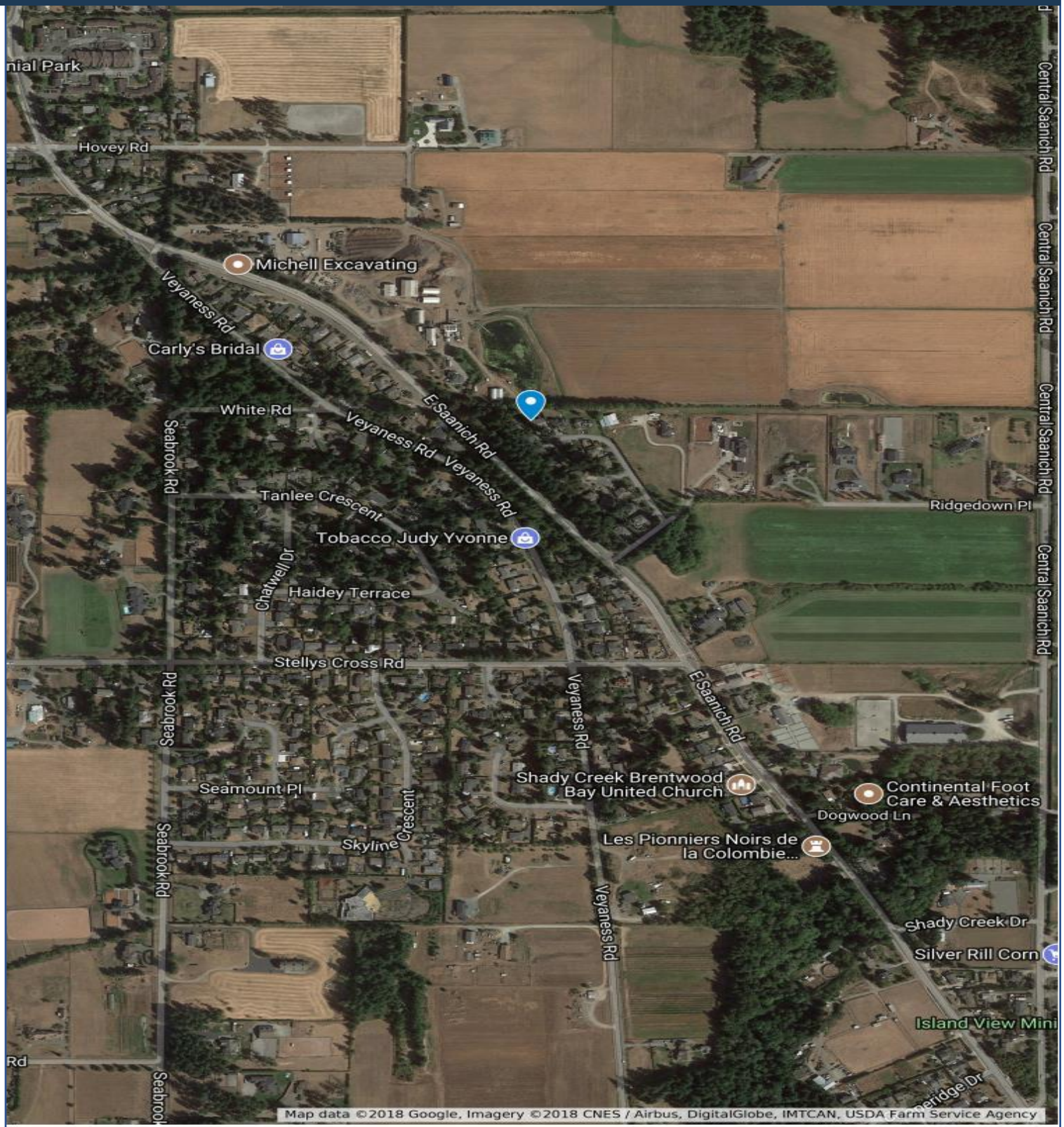


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# Google Area Map



**DISCLAIMER:** While every effort is made to provide reliable information, Dockside Realty Ltd. makes no  
All measurements are approximate and the buyer is responsible for verifying all data provided.



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