

FOR SALE



CLOVER
RESIDENTIAL

PRESENTS

11007 Cedar Lane



DISCOVER

North Saanich



Just minutes from Downtown Sidney, the ferry terminal, the airport and surrounded by water. Home to trails, parks, beaches, and green spaces, North Saanich offers a small-town feel and a strong sense of community.



\$1,699,000

Listed by: William Johnson

Neighbourhood: Swartz Bay

Bedrooms: 5

Bathrooms: 4

Living Area: 2679 Sq. Ft.

Year Built: 1989

Taxes: \$4414.80 (Tax Year: 2025)

Lot Size: 0.99 Acre

MLS: 1029832

11007 Cedar Lane

Spectacularly renovated! Thoughtfully redesigned 5 bed 4 bath home with an open floor plan, vaulted ceilings, and white oak flooring throughout. The custom kitchen flows into the main living area anchored by a cozy wood fireplace. The primary bedroom provides a private retreat, complete with luxurious ensuite featuring a large soaker tub and generous closet. Recent upgrades include interior and exterior paint, blinds, doors and wood trim, plus pantry and storage areas. Guest suite (no stove) offers flexible space for family or visitors. Outdoors is equally impressive, south facing decks capture water and mountain views. A gazebo overlooks established orchard and vineyard. Practical features include a four car steel garage, 2 garden sheds, 2 wood sheds, new irrigation system, full deer fencing, and security system. Located minutes from ferry terminal, airport, and downtown Sidney. This turn key property delivers privacy, views, and exceptional craftsmanship.

MAIN FLOOR
1816 SQ. FT.
8'-0" to 16'-10" CEILING HEIGHT



CLOVER
 RESIDENTIAL

GARAGE
877 SQ. FT.
8'-0" to 12'-1" CEILING HEIGHT



UPPER FLOOR
1053 SQ. FT.
8'-0" CEILING HEIGHT



SHED
118 SQ. FT.



COVERED STORAGE
154 SQ. FT.



NORTH

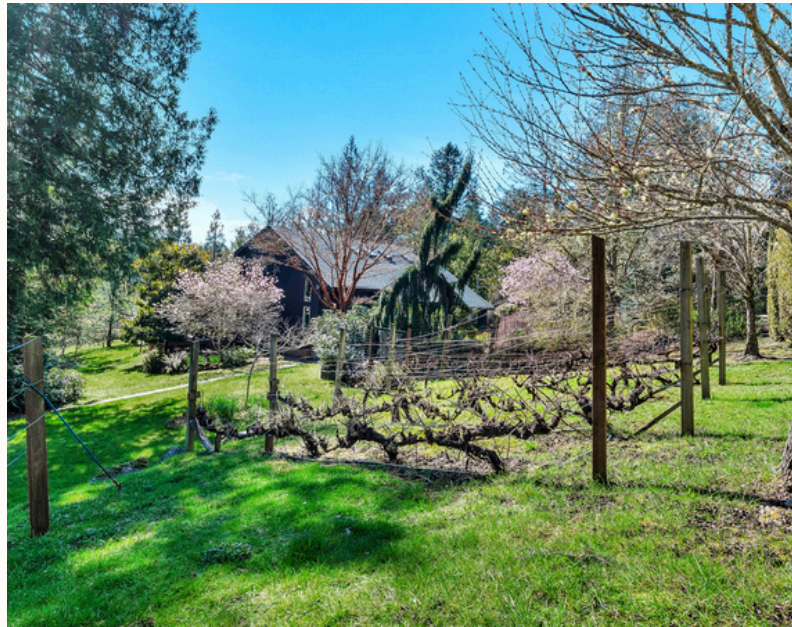


11007 CEDAR LANE
 FEBRUARY 10, 2026
 PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL
 PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

| FLOOR | AREA (SQ. FT.) | | | |
|-------|----------------|------------|--------|------|
| | FINISHED | UNFINISHED | GARAGE | DECK |
| MAIN | 1816 | - | 877 | 682 |
| UPPER | 863 | 190 | - | 481 |
| TOTAL | 2679 | 190 | 877 | 1163 |



CONNECT



William Johnson

REALTOR®

EMAIL

William@CloverResidential.com

TEXT/CALL

250-888-0229

[CLOVERRESIDENTIAL.COM](https://www.cloverresidential.com)

Clover Residential Ltd. | 394 Moss Street, Victoria, BC, V8V 4N1

THE
FOLIO GROUP



CLOVER
RESIDENTIAL