

FOR SALE

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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.



**\$1,599,000**

**Listed by:** William Johnson

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**Neighbourhood:** Swartz Bay

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**Bedrooms:** 5

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**Bathrooms:** 4

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**Living Area:** 2679 Sq. Ft.

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**Year Built:** 1989

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**Taxes:** \$4414.80 (Tax Year: 2025)

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**Lot Size:** 0.99 Acre

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**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**



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**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



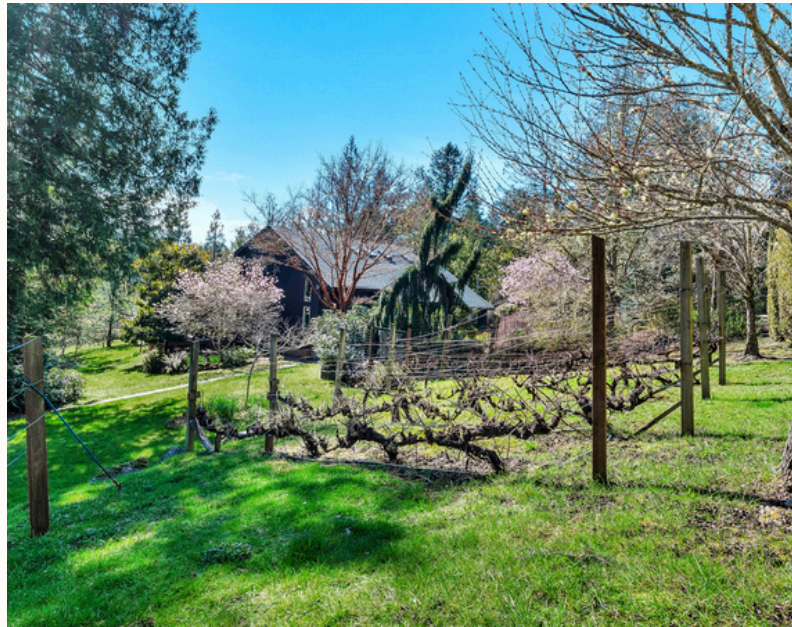
11007 CEDAR LANE  
 FEBRUARY 10, 2026  
 PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL  
 PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

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



## CONNECT

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William Johnson

REALTOR®

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**FOLIO GROUP**



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