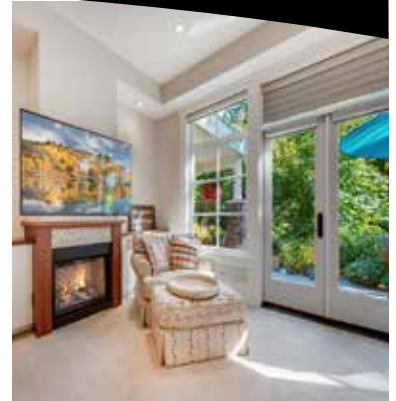




MARILYN BALL
REAL ESTATE

Living in Tranquility

Magnolia House. This executive residence situated on 2.5 acres in Dunmora Estates is enveloped in serenity and surrounded by beautiful groves of trees. Exquisitely designed, she offers exceptional quality & features luxurious finishing throughout; including a technologically advanced gourmet kitchen, stunning great room with a double sided indoor-outdoor fireplace and separate informal and formal living areas. Huge windows flood this ecologically-oriented home with light. This fine home lends itself to sophisticated intimate entertaining, or large family gatherings, especially with its exciting new kitchen complete with Miele, Sub-Zero, and Wolf brands. Two new bedrooms were created with a fantastic children's getaway upstairs, and the large bedroom over the garage would make an excellent studio suite! A triple garage, professional landscaping, putting green, outdoor kitchen, plus an auxiliary building that not only is an additional garage/workshop, but could be a charming coach house! Gorgeous curb appeal, and just 20 min to the capital city, with proximity to ferries, & the International Airport offering the ultimate in living!



MARILYN BALL
REAL ESTATE

Proudly presenting:
493 Dunmora Court
Central Saanich, BC

Direct: +1 250-818-6489 Office: +1 250-383-1500
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3194 Douglas St., Victoria, BC V8Z 3K6



GLOBAL
LUXURY

Introduction

This serene paradise affords you 2.5 acres of trees and gardens, close to the necessities of life and yet hidden away from the world. No sounds intrude and no other houses can be seen, although people in the neighbourhood are friendly and watch out for each other.

The original 30 acre parcel was split into only nine lots, guaranteeing privacy for all residents of Dunmora Estates.



Magnolia House is located on 2.5 acres—this was the first parcel sold and developed. Built eight years ago, the house was designed to be awash in air and light. Large windows are set in interesting locations and at unusual angles, allowing many unique opportunities to savour the beauty and tranquility that surrounds.

Upgraded and renovated, Magnolia House recently added an outdoor pool, a coach house and a brand new kitchen.

Welcome



Experience the ultimate in peace and quiet. No traffic, no car alarms, no jackhammers, just a haven where the strains of life melt away surrounded by nature in all its glory. Many trees reach high above to the blue of the sky, while all around can be heard the glorious cries of the robins, chickadees, goldfinches and other birds who call these gardens home.



A well provides abundant water that is pure, clean and refreshing. Truly a piece of Heaven on earth, Magnolia House offers something that is so rare these days—tranquility. Whether indoors, or outside in the wonderful garden, there is a Zen feeling that results in pure happiness for those lucky enough to experience this Paradise.



Front Entry

The front entrance to Magnolia House conveys a sense of solidity and quality. Sky and trees are reflected in the home's many state of the art windows, and a perfectly arched barrel roof protects the tall front doors with their leaded glass windows. The sound of the doorbell is a delight, chiming deep within the house.



In the foyer, an amazing Restoration Hardware chandelier echoes the living room's huge Foucault's orb fixture. A sturdy staircase rises from the foyer to the upper floor where there are two bathrooms, four bedrooms and an area designed especially for children.



Media & Dining Rooms



Located immediately off the foyer, the Media Room includes a gas fireplace with an oversized mantel ideal for a big screen television.

Also off the foyer is the formal Dining Room, which is large enough to easily seat a dozen people.



Sliding barn doors close off the room from the foyer; the many windows fill the room with sunshine while allowing a perfect view of Douglas firs, hemlocks and cedars climbing to the sky.

The spring is a magical time with the many magnolias proudly displaying their lush blossoms of white and pink.



Gourmet Kitchen

Truly the heart of this stunning home, the large kitchen was designed as a cohesive, flowing space. Here guests can sip their drinks at the central island while you move effortlessly between the various designer appliances, preparing a meal to long be remembered.



Sunshine pours through the south facing windows into a kitchen nook where a crystal chandelier diffuses light with a magical prismatic effect.

The sunlight glows on the smooth beauty of the quartz countertops (sourced locally) and the solid wood, shaker style doors of the many cupboards and drawers—here you'll find an abundance of space for all your kitchen gadgets and best china.



Culinary Perfection



Lots of power outlets are available; a Hansgrohe articulated faucet pot filler positioned above the stove means no more pots being carried back and forth to the sink. The 12-foot ceiling adds to this airy, light-filled space. Much as jewellery adds the final touch of beauty to a person, here the lighting enhances Magnolia House.

All fixtures are brand new from Restoration Hardware including the three ethereal lights that illuminate the kitchen's 5'x10' central island.

A SubZero drinks refrigerator is mounted under a cabinet. The Miele top of the line stainless steel dishwasher is whisper quiet. The Dacor over and under refrigerator/freezer dispenses cold drinking water; it is cleverly concealed behind the kitchen's wood panelling.

A Wolf state of the art drawer microwave blends into the island's cabinetry making it both easy to access and to use.



Next to the microwave are two Wolf pull-out stainless steel drawers that provide additional cold storage for meats, cheeses, fresh vegetables and the like.



A 48" stainless steel Wolf range featuring a gas top and two electric ovens, with six burners and an additional griddle - is anticipated to be delivered in the early fall.

The Living Room

Aptly called the Great Room, this bright and airy space with its 20-foot vaulted ceiling is the perfect place for wonderful gatherings.



During the daytime your guests will luxuriate in the sunshine that flows down from the Westeck sealed unit casement windows; at night, they will relax beside the gas fireplace while marvelling at the crystal chandelier with its unique orb design.

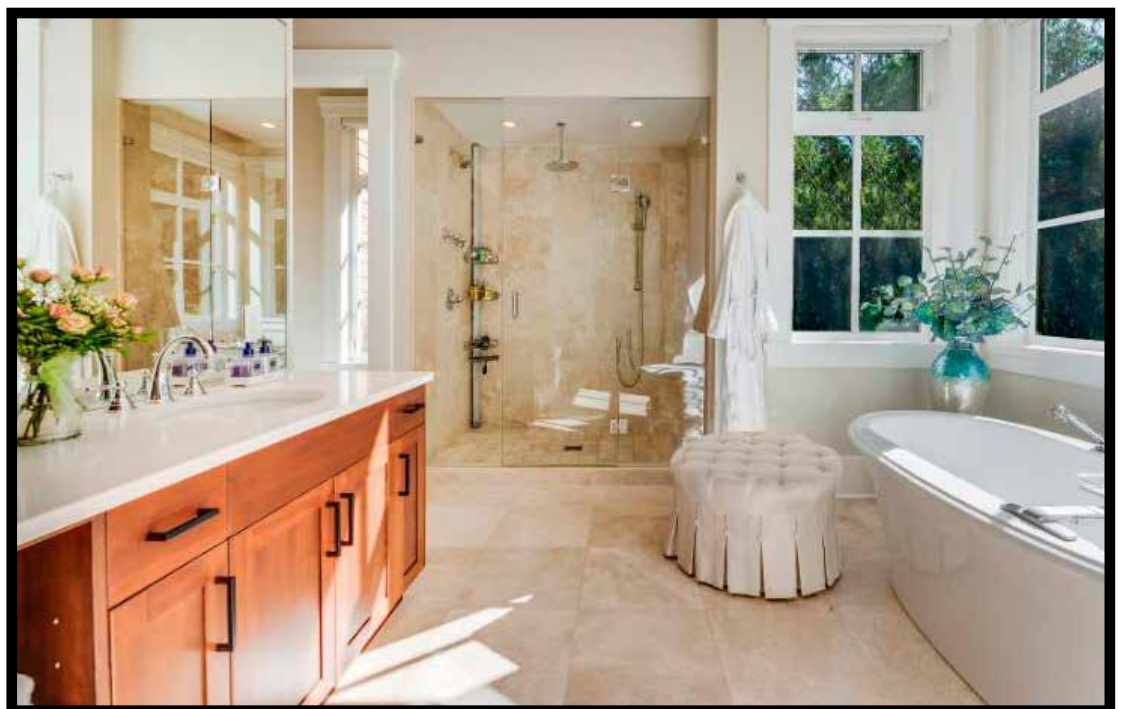
Master Bedroom



In the master bedroom, large windows afford a perfect view of gardens and forest. In summer slip outside through the French doors to enjoy a coffee on your patio followed by a swim in the magnificent pool or a hot tub soak.

A walk-in closet and lots of cabinets provide ample storage space. The ensuite bathroom features large mirrors over his and hers sinks set in a quartz countertop stretching the full length of one wall. The walk-in shower is encased in Denizli beige honed travertine tile and features both a central rain shower and additional flexible massage shower.

Along with a separate enclosed toilet room, an outstanding feature of the ensuite bathroom is a Maax free-standing soaker tub with windows on three sides overlooking wonderful views of flowers and trees. Throughout the master bedroom the broadloom fitted carpets are luxurious underfoot.



Laundry & Garage

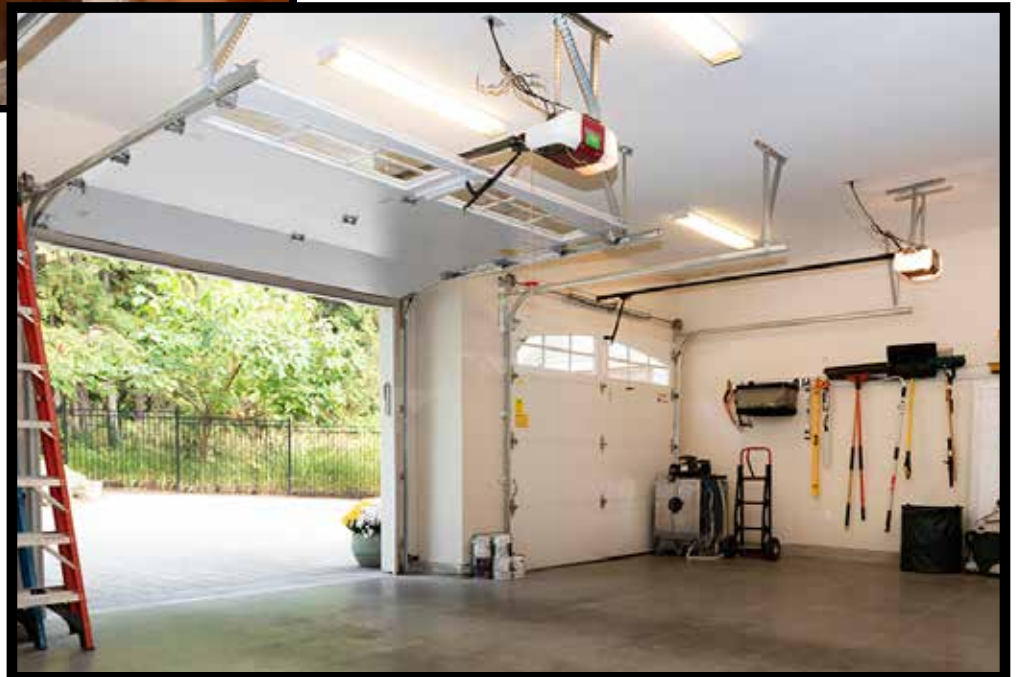
The laundry room has a powder room close by, and features a state of the art LG washer and dryer.



The three-car garage affords ease of access to the house on blustery days.

The door openers are Chamberlain LiftMaster; the concrete-floored garage has ample space for work benches and storage.

A small, stand alone building currently houses equipment for the pool but could easily be converted into a studio for an artist, writer or musician.



Upper Bedrooms

The staircase in the foyer leads directly to the second floor bridge landing which links two independent, single bedroom suites. The east side bedroom suite has a spacious walk-in closet.

Adjoining is a four-piece en-suite bathroom with luxurious limestone counter tops and elegant travertine tile for the both the floor and shower enclosure.

The suite has lovely views of the front garden.



Adjacent to this suite is a 400 square foot spare room. Custom made walk-in closets are on order and expected in the early fall 2021. This space also has roughed in plumbing, adding the potential for a nanny suite or extra accommodation for extended family.



The west wing bedroom suite is entirely independent of the east wing, comprising a spacious walk-in shower as well as a generous double door closet and ever changing views over the front gardens.



Childrens' Suite



A large south west addition features three custom made built in beds designed for children but with full length mattresses large enough for adults.

Drawer and closet storage abounds with covered LED lighting and individual charging stations for each bed.



Outdoor Leisure

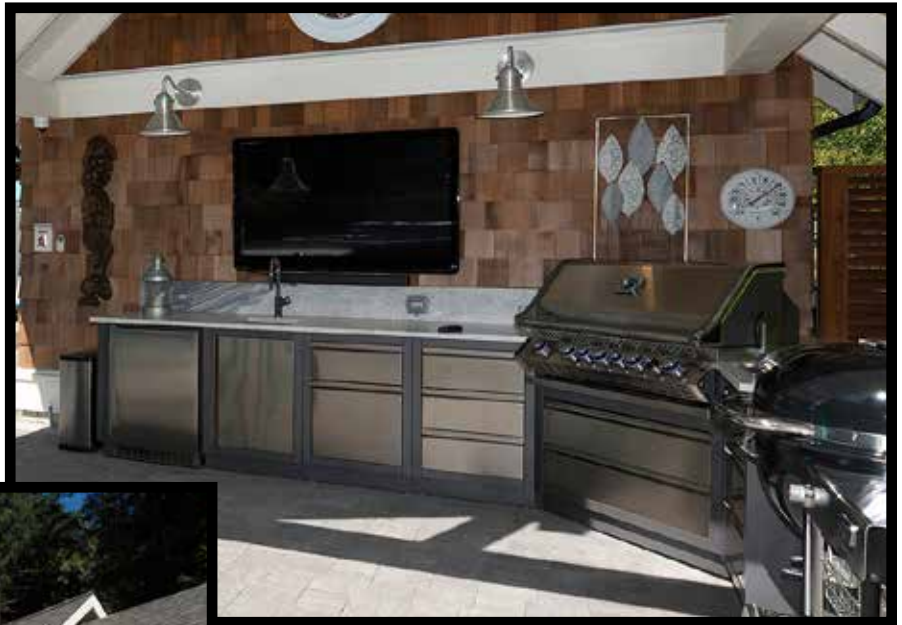
The charming indoor/outdoor Luxor gas fireplace provides warmth for the south-facing outdoor patio which is protected by a large roof with skylights, making it a cozy place to watch the rain fall on trees and gardens.



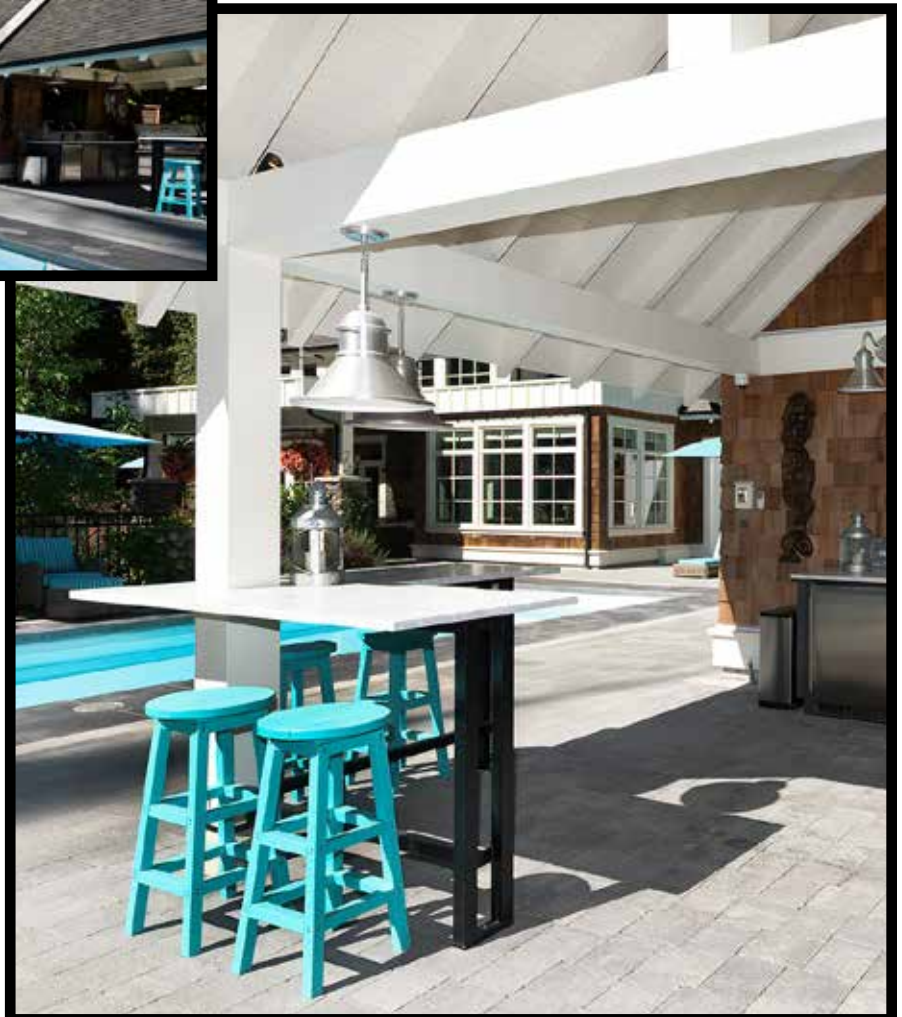
Opening the two sets of doors from the great room - gives you access to these comfortable and cozy seating nooks, expanding your entertainment area - yet still close to the inside kitchen for ease of serving.

Outdoor Kitchen

During warmer months the large patio with its outdoor kitchen becomes the focus of activity, gathering by the built-in Napoleon gas BBQ. The outdoor kitchen area has plenty cupboards and drawers for your outside dinnerware and a sink for ease of clean up.



Adjacent to the cooking area is an informal seating area for pool side snacking with seating for four at the granite counter top table.



Garden Splendour



Hydrangeas, begonias, fuchsias, rhododendrons fill the air with their scents while pleasing the eye with multi-coloured blossoms.

The current owners are avid gardeners, and you will appreciate the splendour they have created.

Hummingbirds buzz and dart around the patio, a magical sight.

In spring the Japanese fugi trees burst forth with blossoms that are a breathtaking white tinged with pink, and the Empress tree proudly displays its fragrant, bell shaped, deep purple flowers.



Private Putting Green

All around, the forest is beautiful with its many shades of green.

The private putting green will give your friends and family hours of enjoyment.



Surrounded by rock walls and abundant mature perennials, this is a magical place for all ages.

Poolside



Family fun abounds beside the Fiberglass swimming pool which measures a generous 16 feet by 33 feet - for a great lap swim.

This is a salt water pool so there is virtually no maintenance required. Nearly chlorine free to protect the delicate eyes and skin of your little ones. (See *back page* for more information on the easy maintenance of this pool!).

In the evening, the subtle lighting from the interior lights gives the poolside area a warm glow.



Summer Paradise



A useful app allows the pool's coloured lights to be changed with a tap on your phone.

The coloured lights around the pool, and warm lighting in the outdoor kitchen add a magical touch to your summer dinner parties.



When the skies grow dark, the patio takes on a unique beauty. The velvet night plays host to stars and planets and the unforgettable sight of satellites moving majestically across the black sky.



Your family and friends can view all this from a six-person hot tub located near the pool, or from the nearby gas fire pit where all ages gather to toast marshmallows and share stories.



Memories and dreams are made of days and evenings like these.

Central Saanich...



Imagine a sunny morning, walking or biking to nearby Deep Cove Market to pick up some fresh produce—eggs and maybe some asparagus or cheese straight from one of the farms dotted across the picturesque Saanich Peninsula. People here are friendly. You'll love the relaxed atmosphere at the market or when you're in Sidney-by-the-Sea savouring a cappuccino at a sidewalk café or browsing the many titles in the stores of "Book Town". There's a good theatre, and other facilities, at the Mary Winspear Centre and you're sure to spend many hours at the Shaw Ocean Discovery Centre where all ages keenly explore the sea.

If you like horseback riding this is an ideal location. Excellent stables are available on the Peninsula and you'll find many riding trails for your pleasure. On a horse or a bicycle or walking, you're in paradise here. The air is filled with the scents of lilacs and flowering shrubs. It's totally quiet and totally peaceful. Back home at night gaze with wondering eyes at the silvery path of the moon. Safely tucked up in your bed, the fresh air and silence will have you sleeping like a baby.



A short distance from your home is world famous Butchart Gardens which holds summer concerts and fireworks, and special events throughout the year. One and all adore visiting the Butterfly Gardens, which are close to you. World class dining is available at the famed Deep Cove Chalet. On the Peninsula there are many wineries, golf courses and marinas. The well respected Saanich Peninsula Hospital is five minutes away. Access to ferries and the airport is close at hand, giving your business trip or vacation a relaxed send off!

...and beyond



Victoria and the Saanich Peninsula have many restaurants serving fresh seafood and a variety of other culinary delights. Artists of quality—think Robert Bateman and Robert Amos—live in the area and display their art in local galleries. The theatre scene is vibrant and the clubs are lively. You'll also experience some great hockey, baseball and soccer featuring talented young players determined to make their mark. Outdoor activities from golf to windsurfing abound; not far away you'll find winter sports at Mount Washington or head for the 2010 Olympics venues at Whistler, north of Vancouver.



Also close by is Seattle which has wonderful opera and theatre along with many other cosmopolitan charms, not to mention the excitement of catching the Mariners or Seahawks in action. Washington State and dazzling Seattle can be reached on car ferries from either Sidney or Victoria's downtown Inner Harbour. Or consider travelling aboard a luxury Victoria Clipper catamaran with year-round passenger service, harbour to harbour, between Victoria and Seattle.



With many festivals, both summer and winter, ranging from buskers to the fringe and an annual classic boat show, there is so much more to see and do in this wonderful place. Living here is a joy.

Floor Plans



250-884-9753
matt@propermeasure.com
www.propermeasure.com

MAIN FLOOR
2522 SQ. FT.
10' CEILING HEIGHT

NORTH



0' 5' 10'
SCALE



493 DUNMORA COURT

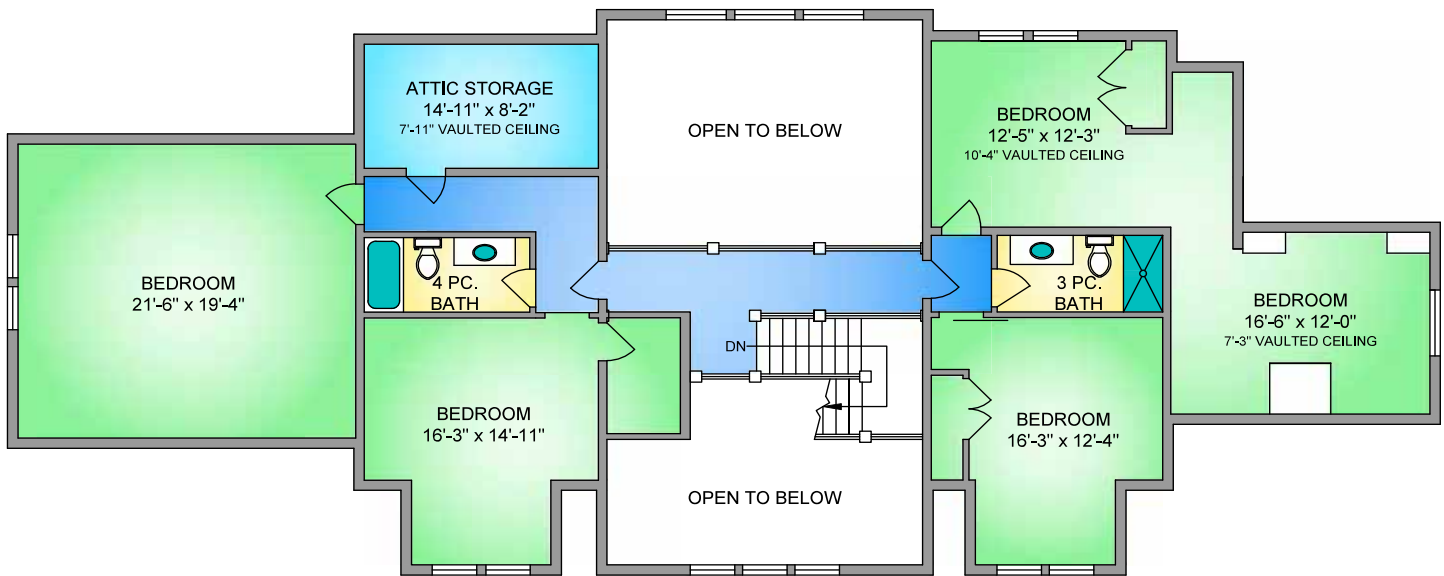
AUGUST 31, 2021

PREPARED FOR THE EXCLUSIVE USE OF MARILYN BALL
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)				
	FINISHED	UNFIN.	GARAGE	DET.GARAGE	DECK / PATIO
MAIN	2522	0	779	395	3910
UPPER	1894	141	0	0	0
TOTAL	4416	141	779	395	3910

Floor Plans

UPPER FLOOR 1894 SQ. FT. 9' CEILING HEIGHT



493 DUNMORA COURT AUGUST 31, 2021 <small>PREPARED FOR THE EXCLUSIVE USE OF MARILYN BALL PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.</small>					
FLOOR	AREA (SQ. FT.)				
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UPPER	1894	141	0	0	0
TOTAL	4416	141	779	395	3910

NORTH



0' 5' 10'
SCALE



250-884-9753
matt@propermeasure.com
www.propermeasure.com

Property Statistics

PID: 028-744-861
Plan: Plan VIS7122
Lot: Strata Lot 1
Section: 3
Land District: South Saanich
Land District (District of Central Saanich)
Taxes: \$10,166 (2020)
Approx. Lot Size: 2.5 Acres
Year Built: 2013
House Area: 4,416ft²
Upper Floor: 1,894ft²
Lower Floor: 2,522ft²
Decks & Patios: 3,910 ft²
Garage: 779 ft² and 395ft²

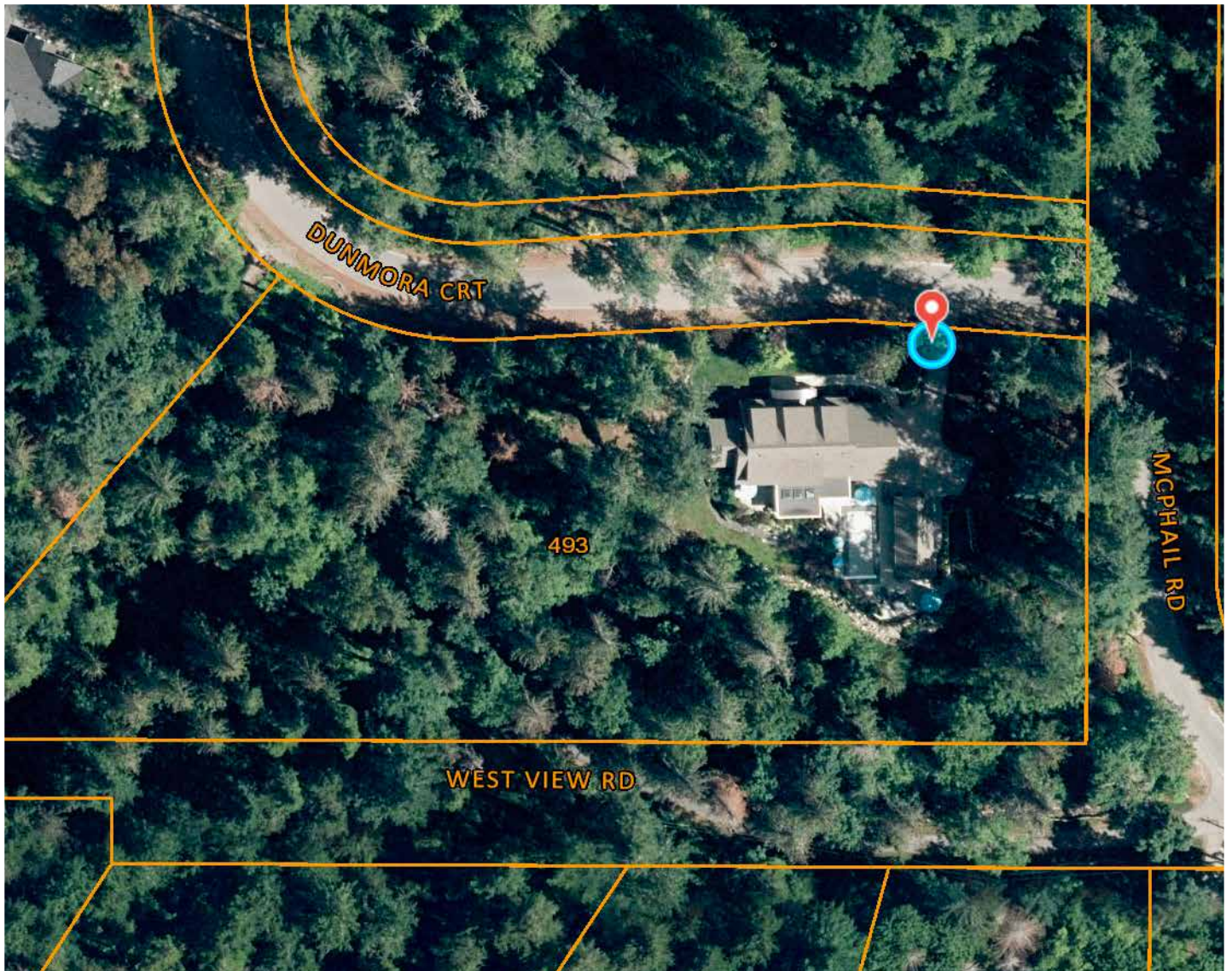
Bedrooms: 6
Bathrooms: 4
Kitchens: 1 (2 incl. outdoor kitchen)
Flooring: Tile, Hardwood, Carpet
Heating: Electric Forced Air Furnace with Heat Pump, Propane Fireplace
Fuel: Propane Gas Fireplace, Electric Heat Pump
Fireplace: 2 (Primary Bedroom Fireplace decommissioned upon renovation directly above in child's space, however it could easily accommodate an electric fireplace).
Roof: Fiberglass shingle
Parking: Double garage attached, Single Garage detached
Water: Deep drilled well with new pump, and excellent recent water test.
Waste: Septic system with recent pump-out, and well maintained.



All details, figures and approximate measurements have been obtained from sources deemed to be reliable, but are not warranted or guaranteed to be correct by Coldwell Banker Oceanside Real Estate, or its agents. If information is important, please acquire an independent verification.

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Lot Lines



RICHARD J. WEY & ASSOCIATES
LAND SURVEYING INC.

www.weysurveys.com

#4-2227 James White Boulevard
Sidney, B.C. V8L 1Z5
Telephone (250) 656-5155

Height Calculation

Main floor= 61.66

Average grade = 60.6

Mid-point of highest domer = 68.6

Height= 8.00

The District of Central Saanich makes no representations as to the accuracy of this information and assumes no responsibility for any damage incurred as a result of any user's reliance on it.

Common Property

The Corporation of the District of
Central Saanich Building Inspections
Permit No.



Scale = 1:750

Distances shown are in metres.

This information has been provided subject to the federal Copyright Act and in accordance with the provincial Freedom of Information and Protection of Privacy Act

The subject property is affected by the following registered documents:
FB402679, CA2194142, CA2194143,
FB448202, FB448215, FB448219,
FB448221, FB448222.

File No.: 120017\CRT\LE

West View Road

BC Land Surveyor's Building
Location Certificate On:

**Strata Lot 1, Section 3, Range 3
West, South Saanich District,
Strata Plan V67122
(P.I.D. 028-744-861)**

Civic Address: 8100 McPhail Road

This document was prepared for mortgage and municipal purposes and is for the exclusive use of our client, Marker Holdings.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described on

This document shall not be used to define property lines or property corners.

Certified ~~Correct~~ This 30th day of July, 2012.

B.C.L.S. (Not valid unless originally signed & sealed)

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Swimming Pool Notes



Salt water pools generate very low and stable levels of chlorine from the sodium chloride (salt) which the pool water contains.

Unlike traditional pools there is no need to “shock” a saltwater pool with harsh and toxic chlorine chemicals making it much easier on the eyes and skin of bathers.

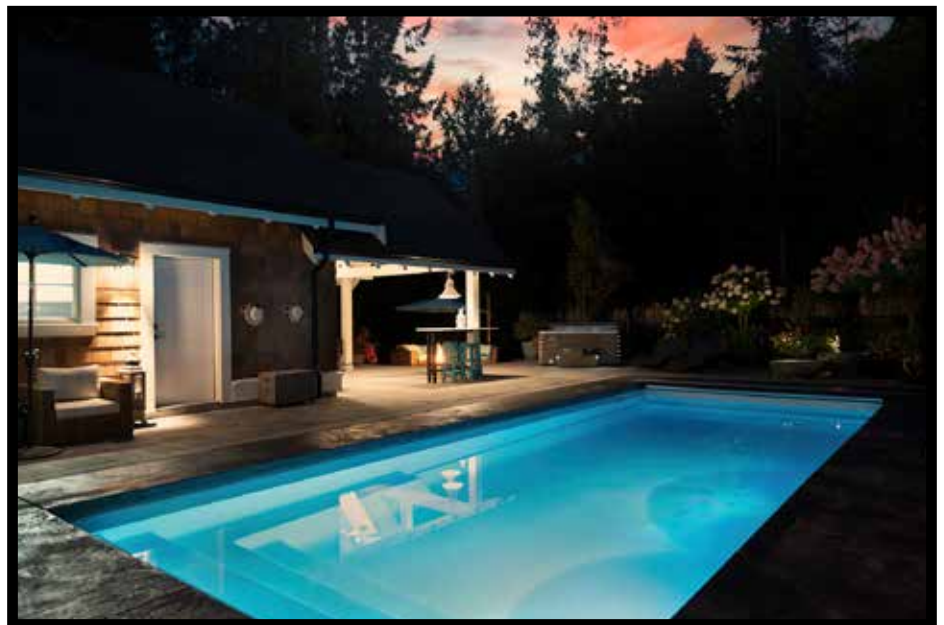
Bags of non toxic salt are added during the season, and a chlorine generator automatically makes the correct level of disinfectant to keep the pool safe and comfortable. This process is continuous during the pool season.

The top of the line, one piece, fibreglass pool is very easy to maintain and resists the build up of algae so the walls never develop a “slimy” feel.

There is no “vinyl” liner to tear and leak as with cheaper pool systems.

The pool robot (Wally) is an effort-less means of keeping the walls and floor bottom free of debris, and the under-mounted motorized pool cover is another premium part of the pool experience.

There is a separate heat pump for easy and affordable heating of the pool, although it heats up well in the summer months simply by solar warmth.



493 Dummera Court

