

Private, gated 1.2 acre Ocean-Front Property
3285 Beach Drive, Victoria, BC



1286 Fairfield Road
Victoria, BC, V8V 4W3

For more information, contact:
Sylvia Therrien & Blair Watling, Newport Realty
Personal Real Estate Corporation

Tel: (250) 385.2033 Toll-free: 1.888.886.1286
sylvia@sylviatherrien.ca or blairwatling@shaw.ca
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Spectacular Uplands Waterfront Estate

Discover this private, gated 1.2 acre property in the exclusive Uplands neighbourhood in Victoria, BC.

The 9,222 sqft 5-bedroom, 6-bathroom home showcases a dramatic design with both formal and casual spaces, providing the perfect setting for both family gatherings and entertaining in style.

Experience incredible panoramic ocean views from every main room, which feature oversized wall to wall windows filling the space with natural light.

Enjoy the luxurious master suite, media & games rooms, and the home gym with a private 'spa' - steam room and oversized hot tub.

Outside, beautiful mature gardens & manicured lawn feature a gazebo, greenhouse, waterfall, large covered patio and sitting areas.

The property boasts access to a spectacular sandy beach, rare to find in the Uplands, and a private boat launch/winch, perfect for small boats & kayaks.

Proudly offered at \$4,400,000 CDN

Measurements are approximate and information contained herein has been obtained from sources deemed to be reliable. While we have no reason to doubt its accuracy or completeness, we regret that because the information has been obtained from 3rd parties, Newport Realty is unable to guarantee its accuracy or completeness.



Panoramic Ocean and Mountain Views



HOME FEATURES

Bedrooms: 5 Bathrooms: 6 Fireplaces: 4

Interior Features: Bar, Blinds, Breakfast Nook, Vaulted Ceiling, Closet Organizer, Family Room on Main Floor, Flrs/Tile, French Doors, Hot Tub Int, Jetted Tub, Laundry Area, Separate Dining Room, W/W Carpet, Window Coverings

Exterior Features: Balcony/Deck, Fenced Yard/Full, Greenhouse, Landscaped, Patio, Private Prop, Sprinkler Underground, Storage Shed

Year built: 1995

2011 assessment: \$5,592,000

2010 property taxes: \$32,139



~ Luxurious Master Suite ~ Private Beach Access



Victoria, Vancouver Island, British Columbia

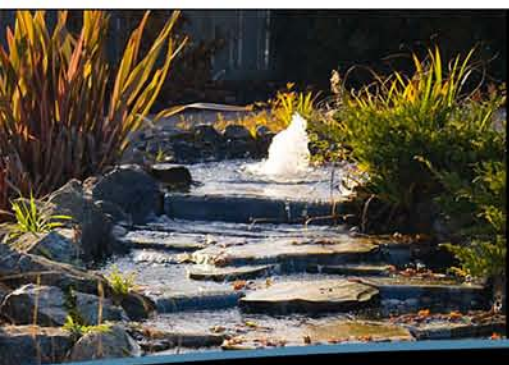
Voted "Best City in the Americas" (twice) by Condé Nast Traveler, Victoria is a city of sophistication, history, and natural beauty.

You'll find that Victoria offers all the amenities of a large city, shops, galleries, museums, gourmet dining, but without the hurried pace. And while nature abounds within Victoria, you'll also find you needn't travel far to find unspoiled beaches, secluded coves and old-growth rain forests.

Enjoy year round golfing at one of the 14 nearby golf courses. Spend the day sailing, kayaking or salmon fishing from one of the world-class marinas. Stroll along Antique Row to find hidden treasures.

Whether your perfect day entails an afternoon hiking one of the island's breathtaking trails, relaxing at a world-class spa, or exploring the museums and art galleries, you won't be disappointed.

Just 30 minutes from Victoria International Airport & BC Ferries, getting to Victoria is easy and scenic. Regular float plane and helicopter service brings you right into



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3285 Beach Drive

MAIN FLOOR
3609 SQ. FT.
 9'-4" CEILING



NORTH



PLEASE NOTE THAT DECK / PATIO SQ. FT. TOTAL ONLY INCLUDES THOSE IMMEDIATELY ADJOINING THE HOUSE. ALL OTHER PATIOS SHOWN ARE APPROXIMATIONS, AND MAY NOT BE EXACTLY AS SHOWN.

3285 BEACH DRIVE MAY 8, 2011			
PREPARED FOR THE EXCLUSIVE USE OF BLAIR WATLING & SYLVIA THERRIEN PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	3609	821	1003
UPPER	2113	0	0
LOWER	3500	0	0
TOTAL	9222	821	1003

PROPER MEASURE LTD
 PRECISION

(250) 894-8753
 info@propermeasure.com
 www.propermeasure.com

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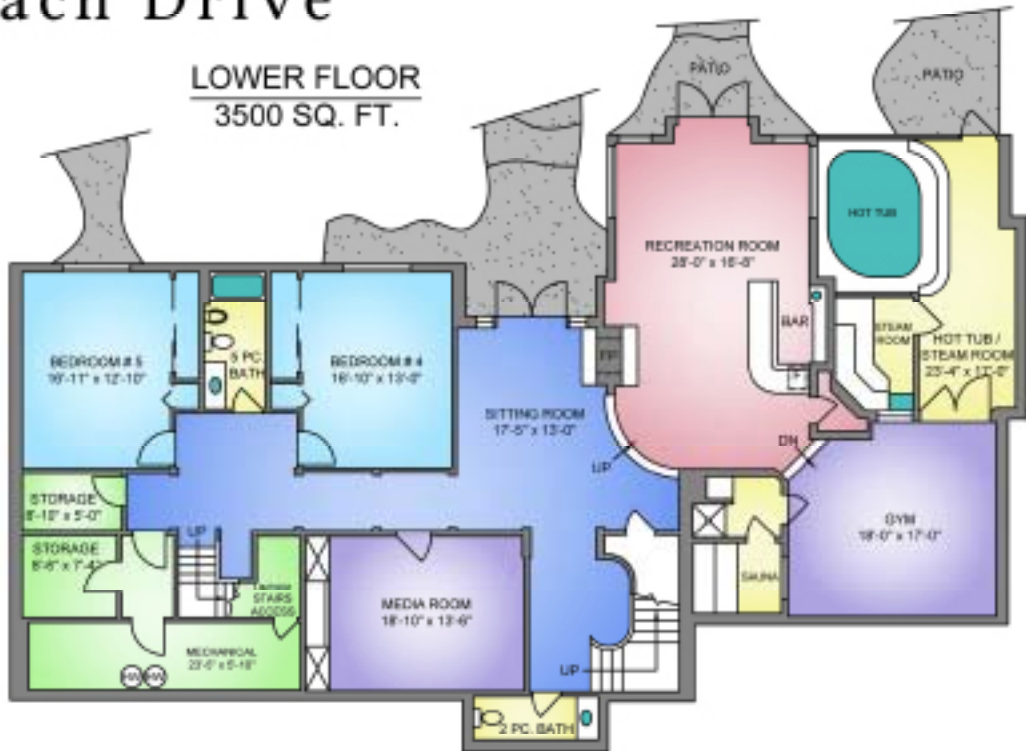
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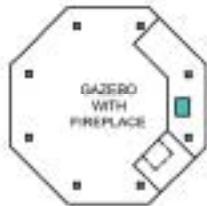
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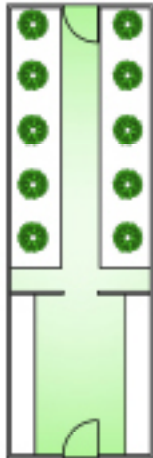
LOWER FLOOR 3500 SQ. FT.



GAZEBO



GREENHOUSE 492 SQ. FT.



UPPER FLOOR 2113 SQ. FT.



NORTH



0' 5' 10'
SCALE

PLEASE NOTE THAT DECK / PATIO
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IMMEDIATELY ADJOINING THE HOUSE

PROPER MEASURE
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MAY 8, 2011

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