



THE CEDAR

  
**SAANNICH RIDGE**  
ESTATES

*Bringing You Closer to Home*





## Come Home to Saanich Ridge Estates.

Discover a community of contemporary family homes nestled within 100 acres of old growth forest, capturing quintessential Vancouver Island living. Offering a curated collection of 4 thoughtfully designed floorplans, each home features a fenced back yard, many with a fully separate basement level suite with private entrance, ideal for generating rental income or as an independent home for older family members.



[SaanichRidge.ca](http://SaanichRidge.ca)





## Everywhere You Want to Be.

*Set in nature but surrounded by shopping, restaurants, outdoor recreation, close to the Victoria International Airport and Swartz Bay ferry terminal, all within an easy commute to the University of Victoria and downtown Victoria, at Saanich Ridge Estates you are always closer to home.*

**NEW HOMES STARTING FROM**

**\$559,900 + GST**







## Greater Victoria Living Surrounded by Nature.

A peaceful residential community less than 30 minutes to downtown Victoria with the conveniences of charming Sidney just 10 minutes away, Saanich Ridge Estates puts owning a home in Greater Victoria within your reach. For frequent travelers or mainland commuters, the two major gateways linking Vancouver Island to the rest of the world - Victoria International Airport and the Swartz Bay ferry terminal – are just moments away. And outdoor adventures, by land or by sea, are outside your door, with close access to watersports, hiking, biking, and running trails waiting for you to discover the natural beauty of Vancouver Island.



# Start Here.



## 1. Select Your Floorplan.

Choose from a collection of four thoughtfully-curated floorplans to find the home that best fits your lifestyle needs, now and in the future.

- The Aspen
- The Ponderosa
- The Spruce
- The Cedar



## 2. Select Your Lot.

Surrounded by 100 acres of old growth forest, Saanich Ridge Estates offers large lots ranging from just under 4000 square feet to almost 6300 square feet and every home comes complete with a fully-fenced back yard.



## 3. Mortgage Pre-Approval.

If you have already been pre-approved to purchase a new home in Greater Victoria, you are even closer to owning a home in Saanich Ridge Estates. If not, our team is happy to recommend top mortgage brokers to help you complete the approval process quickly and easily.



## 4. Select Your Options.

Bring your personal touches to your new home in Saanich Ridge Estates by choosing from our interior and exterior colour palette choices or by selecting additional available features for kitchens and bathrooms.



## 5. Sales Contract.

With your selections completed, your sales contract will be prepared for review and finalization. Drafted by experts in real estate contract law, your sales contract will offer you protection and piece of mind while you await delivery of your new home.



## 6. Building Process.

It will be an exciting 4 to 6 months as we build a new home in Greater Victoria which been chosen and personalized by you! Your Saanich Ridge Estates representative will update you regularly with progress reports from the developer, so that you're informed every step of the way.

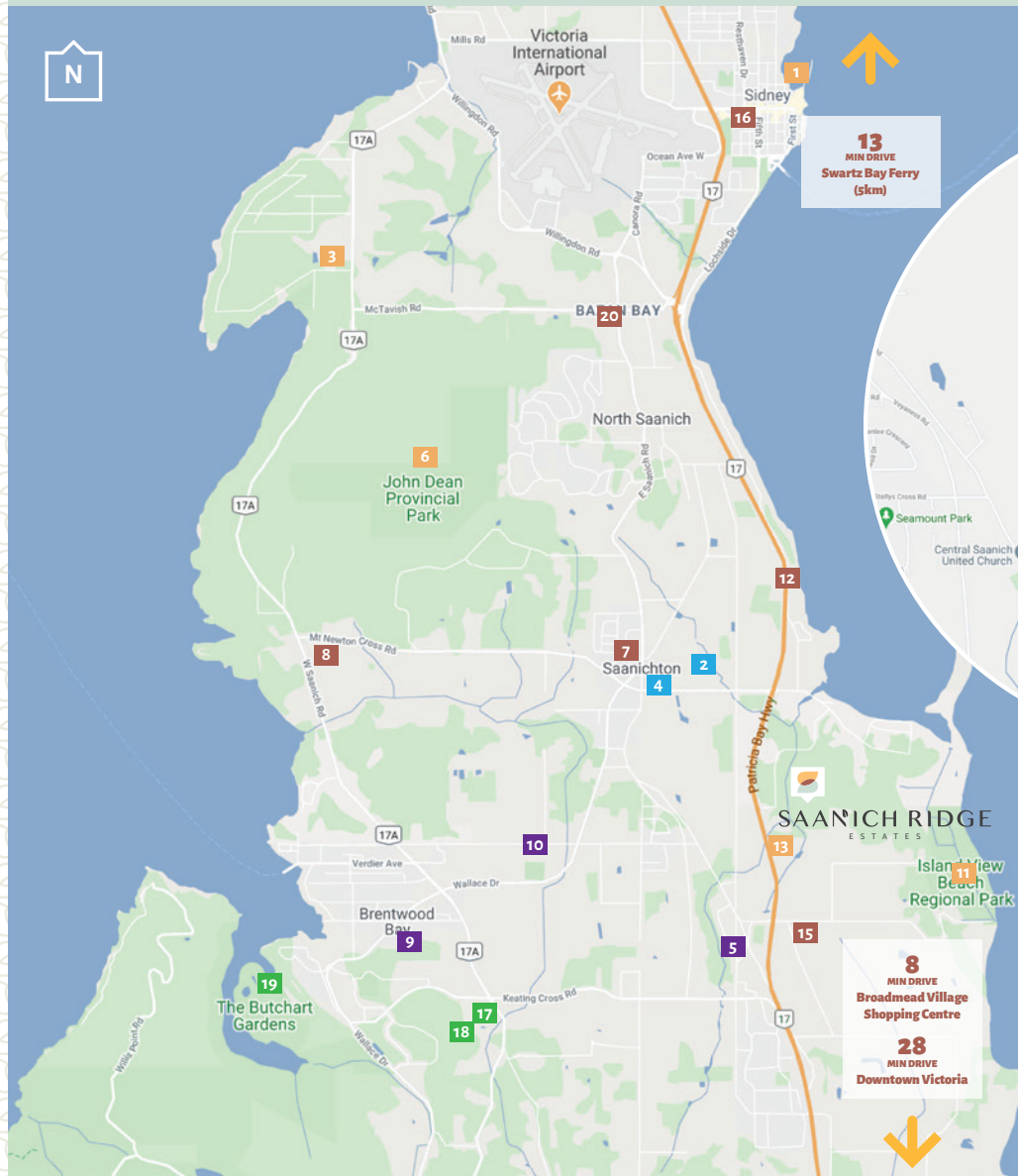


## 7. Moving Day.

Your beautiful new home in Saanich Ridge Estates is ready for you to take possession and start making memories. Congratulations and enjoy it, knowing that you are protected by our comprehensive new home warranty.



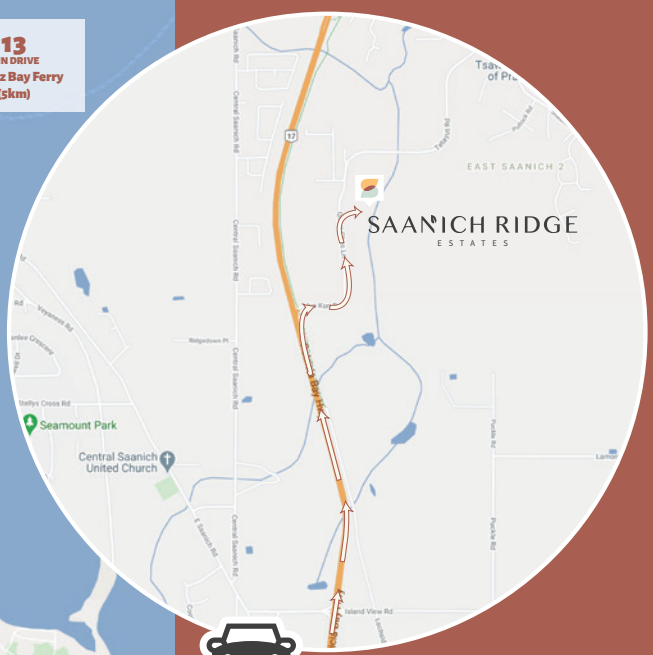
# Location Map



**13**  
MIN DRIVE  
Swartz Bay Ferry  
(5km)

**8**  
MIN DRIVE  
Broadmead Village  
Shopping Centre

**28**  
MIN DRIVE  
Downtown Victoria



## DIRECTIONS

- TAKE HIGHWAY 17 (Patricia Bay Highway) from Victoria north.
- PASS ISLAND VIEW ROAD (Michell Farms Market)
- STAY IN THE RIGHT LANE, and as you pass Heritage Acres there is a single lane exit that veers into Jus Kun Road.
- STAY ON JUS KUN ROAD as it veers left.
- THE NEXT RIGHT is Saanich Ridge Drive.

### SHOPPING & DINING

7. Thrifty Foods
8. Woodwynn Farm Market
15. Mitchell's Farm
16. Save-On-Food
20. Roost Farm Winery and Bakery
12. Sea Cider Farm & Ciderhouse

### RECREATION

1. Sidney Marina
3. Ardmore Golf Club
6. John Dean Provincial Park
13. Lockside - Galloping Goose Trail
11. Island View Park

### ATTRACTIONS

17. Butterfly Gardens
18. Church & State Winery
19. The Butchart Gardens

### AMENITIES

2. Saanich Peninsula Hospital
4. Canada Post

### SCHOOL DISTRICT SAANICH #63

5. Keating Elementary School
9. Bayside Middle School
10. Stelly's Secondary Highschool







*Saanich Ridge Estate offers a thoughtfully curated collection of four floorplans, designed to flow organically from room to room, always inviting in the natural light with large windows overlooking the surrounding outdoors. With homes that adapt to your needs, properties at Saanich Ridge Estates feature generous floorplans and oversized rooms, which can accommodate a growing family or expanding home business. Many homes feature a fully separate separate suite, and all are set on spacious lots to allow you enjoy the best of the Greater Victoria lifestyle. For every buyer, Saanich Ridge Estates has a house that feels like home.*

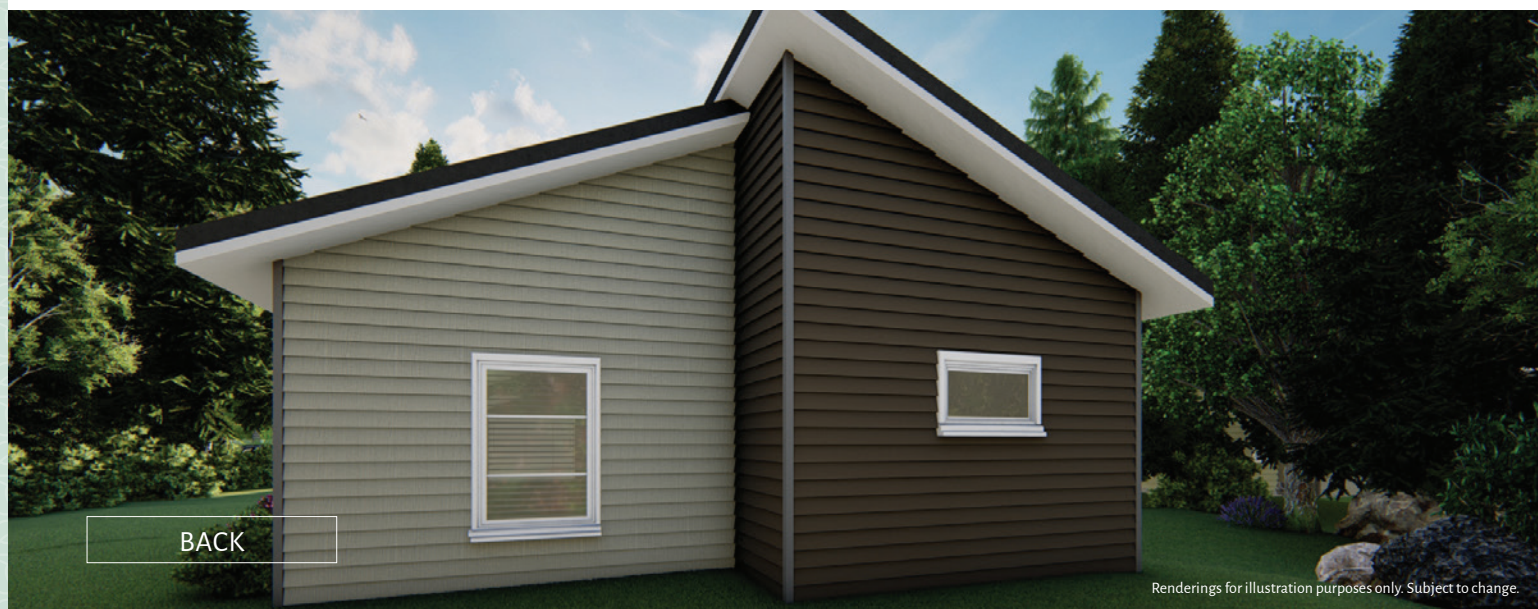


*The developer reserves the right to make modifications to lot sizes, building design, specifications, features, amenities, and floor plans. Prices are subject to change and can be withdrawn at any time.*





FRONT



BACK

Renderings for illustration purposes only. Subject to change.

## The Aspen

Single storey layout for easy living without compromise.

*The ideal home for downsizing or for the first-time homeowner, this two-bedroom, single floor layout doesn't compromise on quality or design. The wrap-around kitchen offers ample countertop space for the home chef, a large walk-in closet provides plenty of storage, and a single car garage makes the Aspen the ideal choice for those seeking a more spacious alternative to condo living in Greater Victoria.*

- 2 bedrooms
- 2 bathrooms
- Fully fenced backyard
- Single car garage
- 1500 total square feet

Prices starting at \$559,900 + GST

  
**SAANICH RIDGE**  
 ESTATES

E. & O. E. The developer reserves the right to make modifications to lot sizes, building design, specifications, features, amenities and floor plans. Prices are subject to change and can be withdrawn at any time.



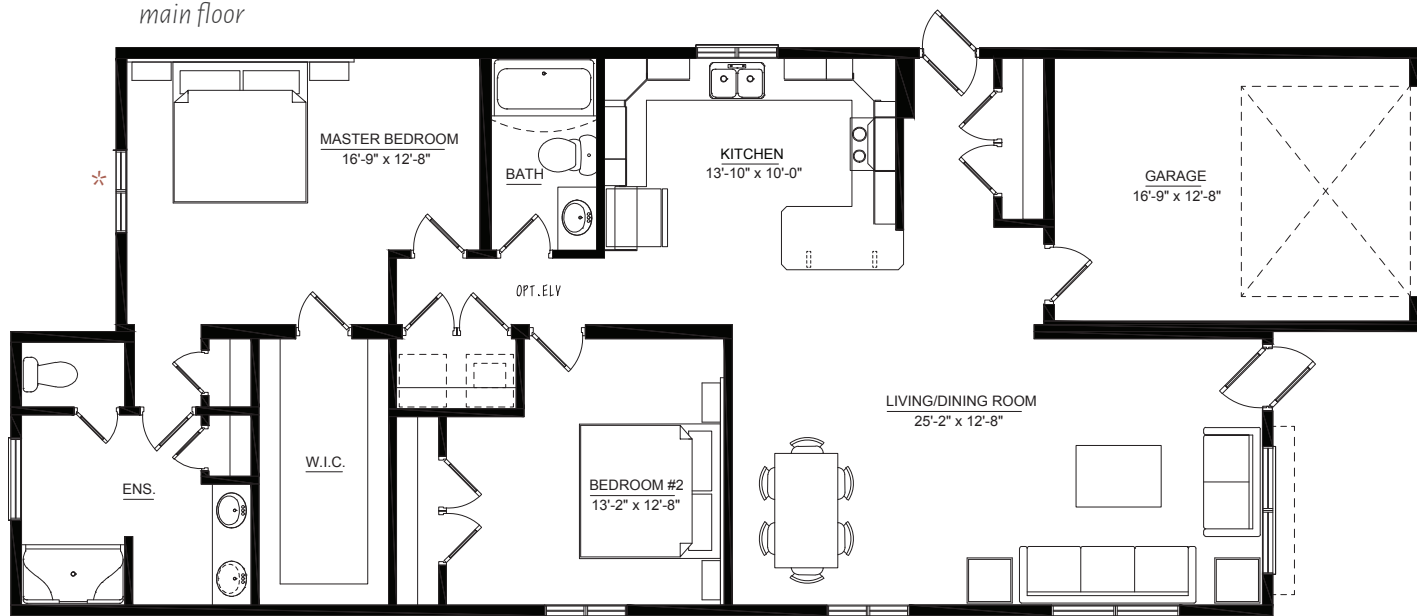
# The Aspen

2 bed + 2 bath

1 level

1500 sf

main floor



\* optional door and cement pad upgrade available





FRONT



BACK

Renderings for illustration purposes only. Subject to change.

## The Ponderosa

A spacious ranch-style house perfect for family living.

Putting Greater Victoria family home ownership within reach, the Ponderosa offers durable, quality construction for an attainable price. With a roomy backyard and a kid-friendly, single storey layout, this home is ideal for families or professionals looking for plenty of home office space.

- 3 bedrooms
- 2 bathrooms
- Fully fenced backyard
- Single car garage
- 1524 total square feet

Prices starting at \$579,900 + GST

  
SAANICH RIDGE  
ESTATES

E. & O. E. The developer reserves the right to make modifications to lot sizes, building design, specifications, features, amenities and floor plans. Prices are subject to change and can be withdrawn at any time.



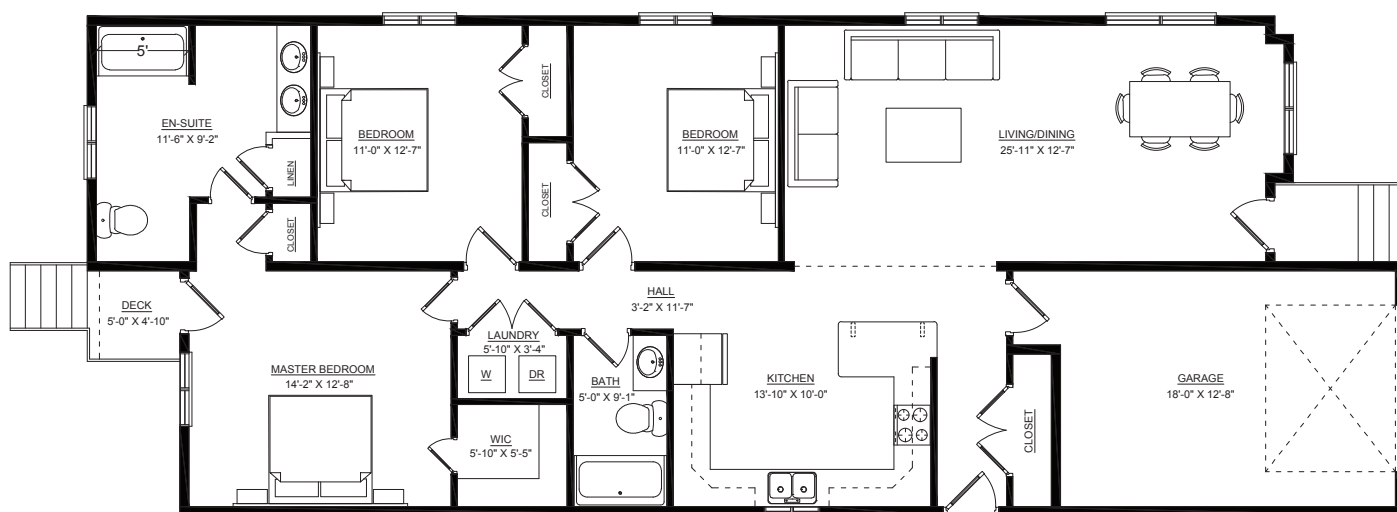
# The Ponderosa

3 bed + 2 bath

1 level

1524 sf

main floor







Renderings for illustration purposes only. Subject to change.

## The Spruce

One-storey homes to reach your goals sooner.

With a single-storey, primary living space, the Spruce is a well-considered 3-bedroom design to match all your lifestyle ambitions. This home features a two-bedroom basement level suite to put owning a home in Greater Victoria within reach, and a generous floorplan that welcomes an expanding home business or a growing family.

- 3 bedrooms
- 2 bathrooms
- Plus 2-bedroom, 1 bath suite with private entrance
- Fully fenced back yard
- Single car garage
- 2370 total square feet

Prices starting at \$629,900 + GST

  
SAANICH RIDGE  
ESTATES

E. & O. E. The developer reserves the right to make modifications to lot sizes, building design, specifications, features, amenities and floor plans. Prices are subject to change and can be withdrawn at any time.



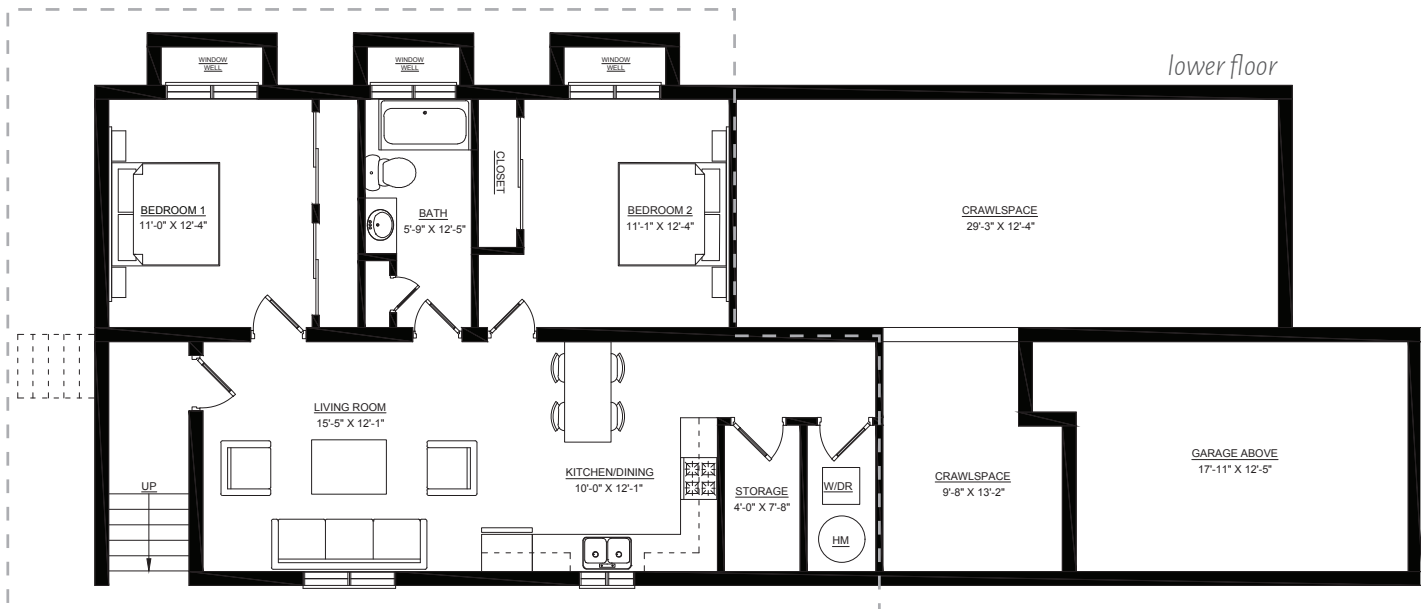
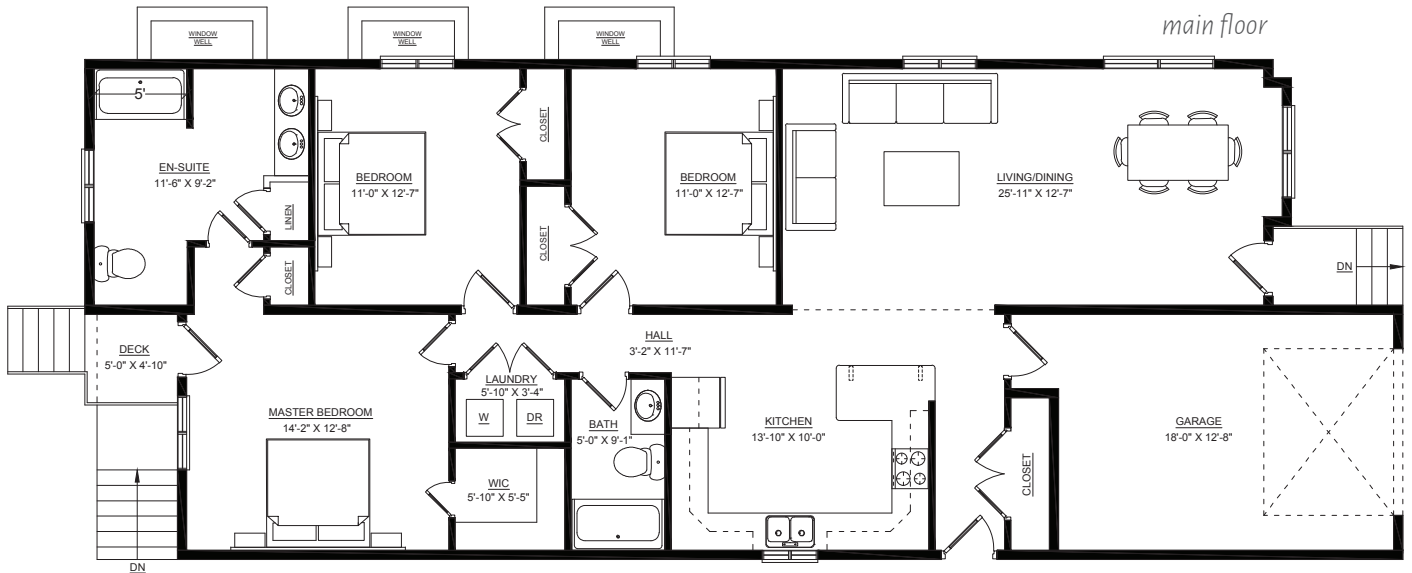
# The Spruce

3 bed + 2 bath

2 levels

2370 sf

Plus finished 2 bed + 1 bath suite included  
with private entrance







FRONT



BACK

Renderings for illustration purposes only. Subject to change.

## The Cedar

A family home that keeps you closer but with all the room you need.

*The Cedar features a generous layout with three bedrooms, including a spacious master suite with large walk-in closet, a separate home office, and ample storage space. An independent one-bedroom, suite is an ideal living space for an older family member or to generate rental income, and a fenced green backyard encourages weekend fun and entertaining.*

- 3 bedrooms plus den
- 3 bathrooms
- Plus 1 bedroom, 1 bath suite with private entrance
- Fully fenced back yard
- Single car garage with storage space
- 2505 total square feet

Prices starting at \$719,900+ GST

  
**SAANICH RIDGE**  
 ESTATES

E. & O. E. The developer reserves the right to make modifications to lot sizes, building design, specifications, features, amenities and floor plans. Prices are subject to change and can be withdrawn at any time.



# The Cedar

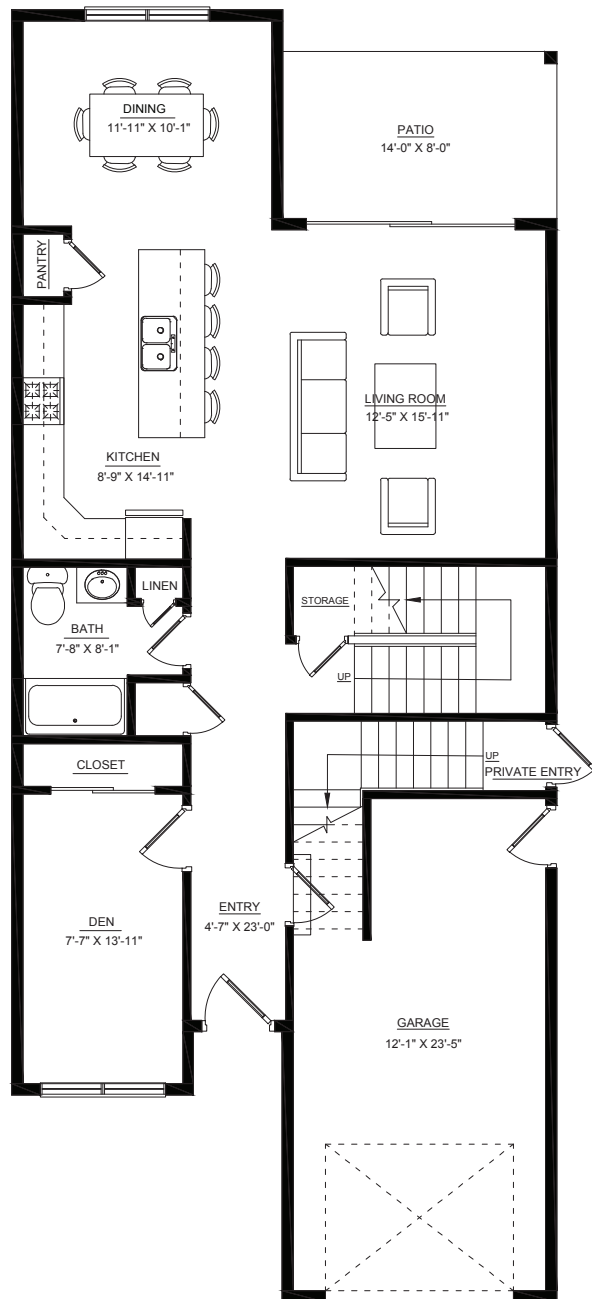
3 bed & den + 3 bath

2 levels above ground

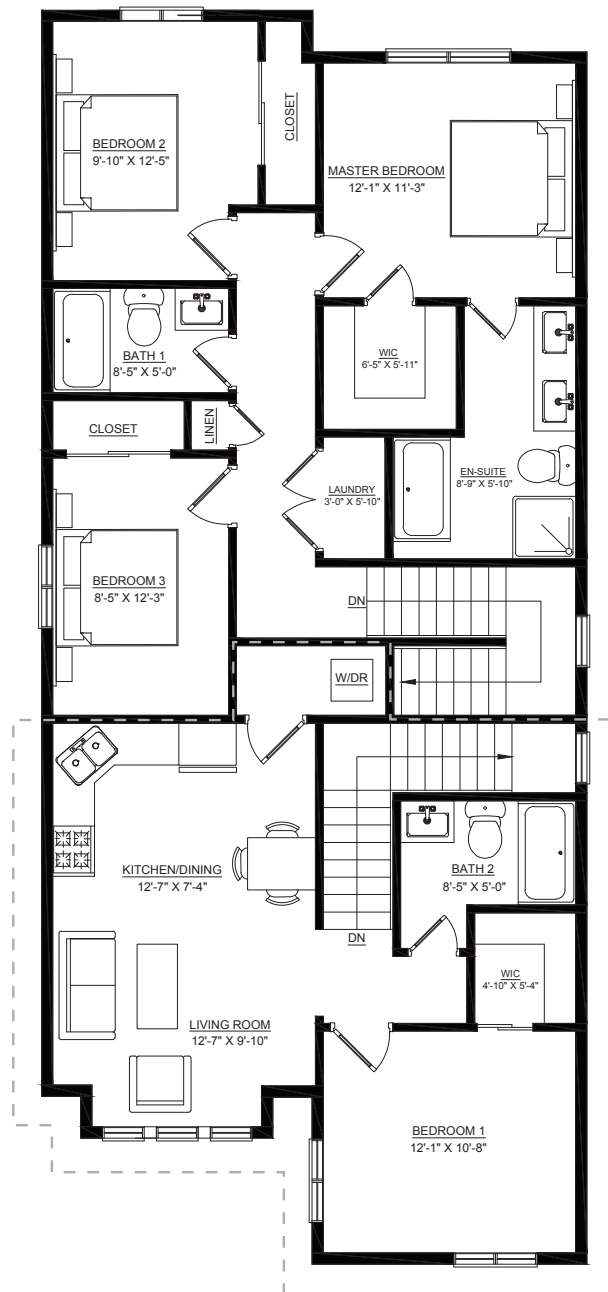
2505 sf

Plus finished 1 bed + 1 bath suite included  
with private entrance

main floor



upper floor







## Features & Finishes

Saanich Ridge Estates brings comfort and quality to owning a home in Greater Victoria, offering spacious living environments surrounded by natural beauty that are built to maintain value and meet your needs, now and in the future.

### CUSTOMIZED CONTEMPORARY HOMES

- Your choice of interior colour palette
- Select your preferred front exterior finishing colour
- Personalized options for kitchen and bathroom finishes
- Landscaped front yards

### UPGRADED KITCHENS AND BATHROOMS

- Contemporary-styled wood cabinets in kitchen and bath
- Stainless steel appliance package
- Quartz countertops in primary kitchens
- Expansive kitchen counter space with seating capacity
- Enhanced cabinet and storage space
- Spacious bathrooms including ensuite in master bedroom
- Quality plumbing fixtures throughout
- Ensuite features double sinks

### SPACIOUS LAYOUTS

- Roomy bedrooms with space for desks or additional furnishings
- Large closet spaces including walk-ins in master bedrooms
- Extended bay window featured in living rooms
- Full-sized washer and dryer
- Spacious single car garage
- Many homes featuring fully separate suites with private entrance and laundry
- Crawlspace for additional storage capacity
- Fully fenced, child and pet-friendly back yards

### EFFICIENT HOMES

- Electrical box space to allow for expansion circuits for car charging station, backup battery system or future solar panel installation
- Access to Shaw On-Demand or Telus Fibre Optic service, including a TV package and high-speed internet
- Large durable, double-glazed windows for vibrant natural light and energy efficiency

### QUALITY CONSTRUCTION

- Top standard engineering meeting all modern seismic code requirements
- Durable asphalt shingle roof and long-lasting plank siding
- Trim and exterior finishing for enduring value
- Wear-resistant and attractive flooring choices throughout
- The security of a 10-year warranty for structural defects, 5-year building envelope coverage, and 2-year protection for material and labour coverage (1 year for cosmetic, 2 year for mechanical)
- Covered and well-lit front entrance
- 2-inch blinds included throughout

\*some features may be plan dependent.





## The Millenium Lease / The answers you need about leasehold land

### THE 'MILLENNIUM LEASE' PROTECTS YOUR INVESTMENT

- Often, with fixed-term lease land, buyers worry about a perceived lack of equity in their home and what will happen at the end of the lease. However, Saanich Ridge Estates homebuyers have the security of a guaranteed option to renew their lease up to 999 years. Buyers, through the Homeowners Administration (HOA) can pay 1% of their home's assessed tax value every 20 years to refresh their lease back up to a full 99 years, a process which can happen 45 times for a total duration of 999 years. It's a small investment when compared to the initial savings of purchasing a leasehold home, freeing you expand your investment portfolio in other areas through the benefit of smaller mortgage payments. Additionally, banks like seeing fresh lease terms and extending those terms helps homeowners retain maximum resale value on their house in Saanich Ridge Estates.

### AVOID PTT OR SPECULATION TAX!

- With the introduction of Speculation Tax, there are concerns for property owners about their tax burden increasing. At Saanich Ridge Estates, there is no Property Transfer Tax (PTT) or Speculation Tax for new home buyers, as the site is located on Tsawout First Nation land which adheres to its own system of taxation. With the savings in taxes, you could furnish your new home!

### MORTGAGES ON LEASEHOLD LAND

- When considering a mortgage on leasehold land, lenders will review many factors including income, credit score, down payment amount, and the property itself, in the same manner as with freehold land mortgages. Most major lending institutions are experienced with home financing for leasehold land, and we can recommend several options to help find the best match for your needs.

### YOU CAN SELL THE PROPERTY

- Your property is yours to sell at any time and can be listed on the MLS with a Realtor, like any other home. The only additional requirement is that once sold, the transaction will be registered with the Tsawout First Nation and entered in the Canadian Federal Registry. We are happy to recommend Realtors experienced with the process.



### HOA – IT'S LIKE A STRATA

- It is common for leasehold properties, like Saanich Ridge Estates, to have a Homeowners Association (HOA) that manages the community much like a Strata Council, ensuring it is properly maintained and an excellent place to live. An added benefit? HOA fees tend to be significantly lower than Strata fees. Ours is currently only \$75 dollars per month, freeing up your money for other things.

### INSURANCE IS SIMPLE

- There is no difference in insuring a leasehold home from a freehold hold. Simply choose the insurance provider that best meets your needs.

SAANICH RIDGE ESTATES

250.361.5234

home@saanichridge.ca

www.saanichridge.ca





# Sitemap



## PHASE 1

Lot 140 400.8 m<sup>2</sup> / 4314sf  
 Lot 141 386.9 m<sup>2</sup> / 4165sf  
 Lot 142 382.5 m<sup>2</sup> / 4117sf  
 Lot 143 379.2 m<sup>2</sup> / 4080sf  
 Lot 144 413.1 m<sup>2</sup> / 4447sf  
 Lot 145 494.8 m<sup>2</sup> / 5326sf

Lot 146 548.3 m<sup>2</sup> / 5902sf  
 Lot 147 568.0 m<sup>2</sup> / 6114sf  
 Lot 148 583.2 m<sup>2</sup> / 6278sf  
 Lot 149 414.3 m<sup>2</sup> / 4460sf  
 Lot 150 405.8 m<sup>2</sup> / 4368sf  
 Lot 151 407.1 m<sup>2</sup> / 4382sf

Lot 152 367.6 m<sup>2</sup> / 3957sf  
 Lot 153 372.0 m<sup>2</sup> / 4004sf  
 Lot 154 373.6 m<sup>2</sup> / 4021sf  
 Lot 155 470.1 m<sup>2</sup> / 5060sf





## *Now you can own a new home in Greater Victoria for less than the cost of renting!*

*Saanich Ridges Estates is the home you have been waiting for, with quality construction, spacious living environments and a beautiful, natural location that is an easy commute to everywhere you need and want to be. And with the benefit of added one-and two-bedroom income generating suites, the move from renting to owning a home in Saanich is closer than ever before.*

*Contact us directly and learn more about new homes at Saanich Ridge Estates.  
Our representatives are ready to answer your questions today, help bring you closer to home.*



Email: [home@saanichridge.ca](mailto:home@saanichridge.ca)  
Call: 250.361.5234  
and book your private appointment

This is not an offering for sale. Any such offering can only be made with a disclosure statement. The developer reserves the right to make modifications to lot sizes, building design, specifications, amenities, and floor plans. Prices are subject to change and can be withdrawn at any time.

[SaanichRidge.ca](http://SaanichRidge.ca)