

11317 Hummingbird Place



Welcome to our brand new custom home in prestigious North Saanich.

Located **on a quiet byway**, Hummingbird Place is an **exclusive enclave of new custom homes**. This stunning design is nestled on a **1 acre lot** affording **sunshine, space and privacy**. Close to BC Ferries, airport and nature trails; yet **just minutes to Sidney's** quaint boutique shops, restaurants and oceanfront walk.

Warm and inviting. West coast modern meets east coast craftsman style. Traditional in design with **every amenity**.

A chef's dream **gourmet kitchen** includes high end stainless appliances, butler pantry all open to grand great room with soaring 20' floor to ceiling windows.

Coved ceilings in the **main floor master suite**. Soaker tub, separate shower and spacious walk in closet.

Fantastic **media/bonus room** with entertainment center wired for projector, perforated screen and dolby 7.2 sound.

Meticulous finishing details include hand-scraped 7" hardwood flooring, custom wood cabinetry, natural stone countertops and in floor heated tiles.

Inspiring Features

- 3,749 sqft of custom designed living space
- 4 bedrooms / 4 full baths
- 20 foot floor-to-ceiling great room windows
- Grand master bedroom on main floor with ensuite and walk in closet
- Plus upstairs office/den
- Hand-scraped 7" hardwood flooring
- High end stainless appliances
- Butler pantry with dishwasher
- Wood custom cabinetry
- Natural stone countertops
- York heat pump
- In-floor heating in tiled areas
- Fully wired with Cat5 for media upgrade
- Media room wired for home theatre
- On demand hot water heater w/ circ pump
- Built to BC high efficient standards
- Low E / Argon windows
- 2 / 5 / 10 New Home Warranty
- Huge second floor bonus room
- Stamped concrete driveway and rear patio
- Triple garage



To view please call
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