

\$3,599,000 - 11406 Sycamore Dr, North Saanich

MLS® #1004123

\$3,599,000

5 Bedroom, 5.00 Bathroom, 8,088 sqft

Single Family on 1.00 Acres

Lands End, North Saanich, British Columbia

This exceptional residence, envisioned and designed by renowned Canadian architectural designer Klaus Hoffman, sits atop a beautifully elevated property offering sweeping 180° views of the Salish Sea—“from Salt Spring Island to the distant mountains, & northward toward Maple Bay and Duncan. Carefully chosen for its light exposure & natural beauty, the home is immersed in tranquility & surrounded by nature. The home blends into its lush surroundings, with a mature, sculpted rock garden and landscape of Arbutus, Pine, Cedar, Eucalyptus & flowering trees—“including Magnolia, Lilac, Rhodos, Roses, and Peonies. Backing onto Sycamore Park for added privacy, the grounds also feature a tranquil water pond, fenced vegetable garden, & a full irrigation system. A visionary custom structure, the house was constructed with architectural precision, utilizing a reinforced frame to reduce EMF exposure & ensure enduring safety on its rocky foundation. Inside, bamboo flooring, EuroLine windows & doors, and radiant floor hot water heating set a refined tone. The gourmet kitchen, crafted by an award-winning designer, includes rift-cut oak cabinetry, granite counters, double convection ovens, a Dacor cooktop, and Miele dishwasher. A wine room, private office, and bar add functionality and elegance. The home also includes a private 1-bedroom suite with full kitchen, laundry, and private entrance—“ideal for guests or extended family. Additional



upgrades include a new certified asphalt roof (2023), eight skylights, new interior paint on main level (2025), EV charger with monitor, whole-home & garage surge protectors, propane fireplace, hot water tanks (2025), professional landscaping & an advanced security system & direct fire alarm. Located just minutes to the ferry, airport, highway & the town of Sidney, this rare offering combines privacy, design pedigree, and breathtaking views in one of North Saanich’s most desirable settings. Zoning allows for an additional guest or caregiver cottage. (id:6289)

Built in 2000

Essential Information

Listing #	1004123
Price	\$3,599,000
Bedrooms	5
Bathrooms	5.00
Square Footage	8,088
Acres	1.00
Year Built	2000
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11406 Sycamore Dr
Subdivision	Lands End
City	North Saanich
Province	British Columbia
Postal Code	V8L5J9

Amenities

Features	Private setting, Southern exposure, Other
Parking Spaces	8
View	Mountain view, Ocean view, Valley view

Interior

Heating	Electric, Propane, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Engel & Volkers Vancouver Island
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Listing information last updated on October 25th, 2025 at 1:01pm PDT