

\$1,500,000 - 2435 Sutton Rd, Saanich

MLS® #1015757

\$1,500,000

5 Bedroom, 3.00 Bathroom, 3,145 sqft

Single Family on 0.28 Acres

Arbutus, Saanich, British Columbia

First time on the market! Welcome to 2435 Sutton Road, a well-maintained 4 bedroom, 3 bathroom family home in the highly desirable Arbutus/Cadboro Bay neighbourhood. The main floor offers a bright, comfortable layout featuring a spacious living room with beautiful oak hardwood floors, an inviting kitchen, and generous sized bedrooms. The lower level provides a huge rec room and 1 bedroom plus ample unfinished space—perfect for a suite, workshop, or additional living areas to suit your needs. Modern comfort is ensured with a heat pump for efficient heating and cooling. Set on a 12,200+ sq. ft. lot, the property boasts mature landscaping and fruit trees, offering both privacy and room to enjoy outdoor living or future development opportunities. All this in a prized location—just a stone's throw distance to the university property (two lots away) and minutes to Cadboro Bay Village, University of Victoria, public transit, and Gyro Park and beach. Homes in this area and on this cul-de-sac rarely come available—don't miss the opportunity to make this special property yours! (id:6289)

Built in 1969

Essential Information

Listing #	1015757
Price	\$1,500,000
Bedrooms	5



Bathrooms	3.00
Square Footage	3,145
Acres	0.28
Year Built	1969
Type	Single Family
Sub-Type	Freehold
Style	Westcoast

Community Information

Address	2435 Sutton Rd
Subdivision	Arbutus
City	Saanich
Province	British Columbia
Postal Code	V8N1J1

Amenities

Parking Spaces	6
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Interior

Heating	Electric, Wood Baseboard heaters, Heat Pump
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	2

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Pemberton Holmes Ltd. - Oak Bay
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Listing information last updated on October 26th, 2025 at 3:16am PDT