

\$1,569,000 - 1395 Epsom Close, Saanich

MLS® #1017347

\$1,569,000

4 Bedroom, 3.00 Bathroom, 3,433 sqft

Single Family on 0.18 Acres

Cedar Hill, Saanich, British Columbia

Renovated Executive Home by Cedar Hill Golf Course & Kingâ€™s Pond!!! Welcome to 1395 Epsom Closeâ€”an elegant, move-in-ready family home tucked into a quiet cul-de-sac in one of Victoriaâ€™s most sought-after neighborhoods. Just steps to Cedar Hill Golf Club, walking trails, and peaceful Kingâ€™s Pond, this location offers the perfect blend of nature, recreation, and convenience. Inside, over \$10,000 in recent renovations elevate the home with a brand-new modern kitchen featuring new appliances, updated bathrooms throughout, and fresh finishes that create a bright, contemporary feel. The main level boasts spacious formal living and dining rooms, a sunny open-concept kitchen with eating area, and an inviting family room with two cozy gas fireplacesâ€”perfect for gatherings and everyday living. A main-floor primary bedroom retreat includes a walk-in closet and luxurious spa-style ensuite with jetted tub and separate shower. Main-floor laundry adds extra convenience. Upstairs, youâ€™ll find three large bedrooms and a beautifully renovated full bathroomâ€”ideal for family or guests. This home is packed with desirable features: Energy-efficient heat pump, Oversized double garage, Massive crawl space for storage, Garden shed, Discreet RV/boat parking pad. Step outside to your fully fenced, south-facing backyard oasisâ€”beautifully landscaped with a sunny patio, perfect for entertaining, gardening, or relaxing in total privacy. Prime walkable



location: Cedar Hill Golf Course & walking loop, Kingâ€™s Pond nature sanctuary, Minutes to shopping, schools, transit, UVIC & downtown. A rare offering of location, luxury, and lifestyleâ€”this is the home youâ€™ve been waiting for! All measurements approx. verify by the purchaser if deemed important! (id:6289)

Built in 1993

Essential Information

Listing #	1017347
Price	\$1,569,000
Bedrooms	4
Bathrooms	3.00
Square Footage	3,433
Acres	0.18
Year Built	1993
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

Address	1395 Epsom Close
Subdivision	Cedar Hill
City	Saanich
Province	British Columbia
Postal Code	V8P5S8

Amenities

Features	Cul-de-sac, Level lot, Irregular lot size, Other
Parking Spaces	4

Interior

Heating	Electric, Natural gas Forced air, Heat Pump
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	2

Additional Information

Zoning Residential

Listing Details

Listing Office Pemberton Holmes Ltd.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 12th, 2025 at 2:02pm PDT