



Raven Song

This unique west facing private gated estate is a true west coast recreational treasure. One of only 43 properties on the Saanich Peninsula over 5 acres with the longest legal foreshore lease and 90 & 55 foot docks. The property offers a recently restored John DiCastrì designed 4 bedroom seven bathroom waterfront home and a multitude of buildings including a large boathouse, 5000 square foot recreation centre, stables, property manager residence, boat launch and newly resurfaced tennis & pickleball court.

Raven Song is a legacy property that would be impossible to replace. It has room for every watercraft, any hobby that a person can imagine, and of course incredible sunsets!

Property

- Gated waterfront estate
- Approx. 750 feet of shoreline
- Approx. 330 feet of foreshore (.68 acres)
- 5.95 Acres of land
- West Facing incredible sunsets
- 2 Deep water concrete docks (90 feet & 55 feet)
- Extensive gardens and granite landscape features-fully irrigated
- Ponds, streams & waterfalls
- Orchard
- Riding Ring
- Mature Douglas fir, Cedar and Arbutus forests

Main Home

- 7911 square feet of living space
- 4 Bedrooms with ensuites
- Gourmet Kitchen
- Den
- Exercise Room
- 7 Bathrooms
- 3 Fireplaces
- Indoor pool & hot tub

Property Managers Residence

- 1500 square feet
- 3 bedroom
- 2 bathroom
- Separate garage
- Renovated 2016
- patio space and landscaped yard



Large Boathouse - With Marine Railway

- 1320 square feet
- Will accommodate approximately a 50 foot boat
- Currently set up for a 31 foot Monaco
- Rooftop deck
- Remote winch control to launch & retrieve the boat from the boathouse
- LED lighting

Small Boathouse

- 600 square feet
- Overheight Garage Door
- LED lighting

Recreation Centre

- 5,000 square feet, 20 foot ceilings
- Propane furnace
- Garage door with electric opener
- Epoxy floor finish
- All LED lighting

Billiards Room / Pub

- 660 square feet
- Snooker Table complete with all accessories
- Bar originally from London England
- Bar Tables & Chairs
- 2 Piece Bath

Storage Under Billiards Room Pub

- 660 Square feet
- Room is insulated and heated
- Built in shelving

Stable

- 1,092 square feet
- 6 stalls-heated
- Large hayloft with drop down access to all 6 stalls
- Pasture is fully fenced - electric
- Large covered loafing area in the pasture



Metal Shop

- 440 square feet
- Insulated and heated
- Custom old school tool storage racks, bins, organisers
- Large chain hoist 1 ton

Woodshop

- 440 square feet
- Insulated and heated

3 Car Carport

- 540 square feet

Storage Room at Main House

- Approximately 70 square feet
- With shelves and sink

Generator Shed

- Simpson power products, standby 10kw diesel generator
- Automatically turns on during a power outage

Large Shed on Top of Hill

- 1,400 square feet of dry storage

RV Garage

- 600 square feet
- Insulated and heated
- Extra high & wide garage door

Outdoors

- Decks around main home
- Blackberry Patch
- Fruit Orchard
- Multiple viewpoints with seating
- Racquetball
- Squash court

Raven Song

Escape to this custom oceanfront John Di Castri designed West Coast Contemporary home that artfully integrates the stunning landscape with the West Coast waterfront. This private estate is set far from the country road, and hidden by the mature gardens that cover it. Nature is prevalent, with the peaceful setting on 5.95 acres with approximately 750 feet of oceanfront and 330 feet of lineal foreshore space and two large all-season docks. Commissioned to a high standard, this home showcases premium finishings throughout and the meticulous attention to detail is evident in every room. Ocean and garden views provide the dynamic backdrop for all principle rooms. The formal entry draws all who arrive to panoramic ocean views and the architectural marvel within. The gourmet kitchen is well appointed for the culinary enthusiast of the family, or lends well to catered events. State of the art appliances compliment the quality cabinetry, with plenty of prep space. The island features bar seating for casual meals or dine in the formal dining room and entertain in style on a custom table with seating for 10. The sunken living room is enhanced with a vaulted ceiling and natural stone floor to ceiling fireplace. The family room also features panoramic views and a state of the art entertainment system in a relaxed setting to enjoy with family. The upper floor contains a Primary suite and 3 more bedrooms, all with ensuites and one with built in book cases. The walk-out lower level provides a study, an exercise room and a swimming pool room that exits to a custom outdoor patio area with granite fireplace.

Capitalizing on the stunning seaside setting, with the park-like property providing resort style living year round you are able to seek out health and wellness at the indoor swimming pool. The recreation centre has an abundance of racquet sports featuring a rooftop tennis/pickleball court, an indoor squash and racquet ball court and space to play volleyball or basketball. The same space could also serve as a showroom for a large car collection in a seaside setting. Get active on the full size, newly resurfaced, tennis court, or launch your boat / kayak or paddleboard from your private boat launch and discover the surrounding coast line. Toss out the crab and prawn traps for a local feast! Finish the day at your private oceanside fireplace gazing up at the stars and the incredible sunsets.

The amazing landscaping and water features on the grounds include a Koi pond with 20 year old Butterfly Koi, a large waterfall next to the main house and small pond and waterfall adjacent to the dining room. The lighting on the property accentuates all of the features and the grounds from sunset onwards.

Welcome visitors while allowing privacy for all with the detached three bedroom 1500 square foot guest house/property managers home, complete with a kitchen, eating area, living room with fireplace and patio.

To embrace nature, explore the trails around the property that lead to the stable and riding paddock, blackberry patch, wild flower garden or the english style pub and snooker room. The property includes many intimate and beautiful outdoor sitting areas to unwind and absorb the scenery.

If you are a hobbyist at heart there are numerous workshop areas on the property with hoists and set up for woodworking or mechanics.

If you are searching for the ultimate luxury West Coast living experience, look no further. Positioned in the scenic Central Saanich community, with plenty of surrounding nature parks and the world class amenities of Brentwood Bay, the Victoria Airport and BC Ferries nearby.

Main House - Main Floor

Enter through the main entrance to an electronic grand player piano on the right and a 3 story [Tony Hunt](#) totem pole to the left which reaches 3 storeys from the lower floor through the open stairwell to the ceiling of the third floor. As you walk through you come to the open plan with a 10 seat rectangular walnut and maple dining room table with vaulted ceilings on one side of the floor to ceiling granite fireplace and then proceed to the panoramic views of the sunken living room overlooking the western views of the Saanich inlet.. Left of the main living area is the new and modern gourmet kitchen with WOLF stove, oven and micro drawer, and a Subzero fridge. The kitchen exits west to expansive decks overlooking the water and set up for spectacular sunsets. Past the kitchen is an amazing entertainment lounge area with high end hifi systems and television. Behind the kitchen is a great coffee bar with a wine fridge, 2nd dishwasher, 2 fridge drawers and a convenience sink. Escape the main floor up the rear stairs to the third floor and primary suite.

Included in Main House - Main Floor:

- Tony Hunt Totem Pole
- 2 smaller Totem Poles
- Custom Maple & Walnut Dining Rm Table with 10 chairs
- 4 Custom Leather & Iron Chairs on the Kitchen Island
- Deluxe Hi-end home theatre system in the Family Room
 - 85" Sony TV, Anthem Amplifier, 5 Martin Logan Speakers - exceptional picture & sound
- Built in Music streamer
- Built in speakers throughout the house - stream your music & manage with an APP
- Grand piano/electronic piano player - choose from 1,000's of songs - manage with an APP

Main House - Upper Floor

The top floor offers 4 large bedrooms, including the primary. Each bedroom is spacious, with room to accommodate King beds, all of which have ensuites. The sizable primary suite has a shower with one way glass. In addition, this floor offers the convenience of a washer and dryer.

Included in Main House - Upper Floor:

- TV in bedrooms 2, 3 & 4
- Bookcases in the 4th bedroom

Main House - Lower Floor

The lower floor has the pool, hot tub, full bath and poolside shower, located on the ocean side with exits onto a custom stone patio with an amazing outdoor fireplace. The water views can be seen from every room on the lower floor, including a den with fireplace, an exercise room, wine cellar and a convenience kitchen. Glass partition walls throughout offer amazing views

Included in Main House - Lower Floor:

- Furniture grouping sofa & chairs
- Artificial plants
- Pool cover
- Microwave and fridge
- 2 Chairs and end table

Large Boathouse - With Marine Railway

The boathouse is located at the east end of the bay, which has a walk-around gangway, a fully retractable bunk set for a 31 foot boat, a boat cradle and winch with remote control to launch & retrieve the boat from the boathouse, and a spectre line on winch, serviced in 2019.. There is ample storage for all boat equipment. Exit the boathouse to the 90 foot deck located directly on the waterfront promenade.

Included in Large Boathouse:

- Miscellaneous ropes & electronics
- Miscellaneous fishing rods
- Antique pulley collection
- Antique oar collection
- 2 storage lockers, 2 shelving units
- Workbench with a vice
- Miscellaneous hand tools
- Large exterior flood light

Deck Above Large Boathouse

This deck provides amazing westerly views to enjoy cocktails at sunset and oversea the estates long stretch of waterfront. A real hotspot on the property.

Included in Deck Above Large Boathouse:

- Storage containing cushions for deck chairs & wrought iron table original to the home

Small Boathouse

Located on the waterfront promenade this dryland boathouse is a solid concrete structure that has room to hold smaller watercraft and height to move larger boats in and out through the overhead door. The boat house exits to the roadway to launch a variety of smaller watercraft on the western boat ramp.

Included in the Small Boathouse:

- 14 foot Whitehall Rowboat - built in Victoria - replacement over \$20,000 USD - Fully Restored - 4 standard oars - 2 rowing stations - 1 sliding seat rowing from with custom spruce spoon oars.
 - Stays all summer in the custom cradle mounted to the deck of the small dock - easily landed with DINGO compact utility loader(Toro)
- SeaEagle Paddle Ski - perfect as a kayak for 2 or switch to the sliding rowing frame - visit Thomson Cove
- 2 custom aluminum davits
- Stainless steel storage shelf
- Outboard motor stand
- Hand Truck
- 16 foot Lifetimer Skiff - built in the 90's - approx 2012 new electrical and electronics - new 60hp & 5hp rear outboards - both engines just serviced by Sherwood Marine - Rigged for crabbing, prawning & fishing - great prawning at mouth of Thomson Cove - easy to launch - appraised by Sherwood Marine for \$15,000

Recreation Centre

The recreation is truly that. 20 foot ceilings lend to an atmosphere of indoor volleyball or basketball. There is a squash court and racquet ball court built in (sans flooring) This space could also be transformed into a seaside ballroom/great room or an amazing showcase for a classic automobile collection. The ocean backdrop and sunsets are spectacular. A decommissioned tunnel that used to connect to the main home.

Included in the Recreation Centre:

- Furniture grouping original to the home
- Stereo
- 3 Storage Shelves
- [Don Yeomans Totem Pole](#) - restored by the owner

Billiards Room / Pub

Like stepping into an old English pub you will see custom woodwork at the bar and a 6 x 12 vintage snooker table in the setting of the bridge of a ship. When you step to the ocean side of the pub you will see amazing water views over the newly resurfaced tennis/pickleball court. Take in a match or sunset! Beverages are close by.

Included in the Billiards Room/ Pub:

- Snooker Table complete with all accessories
- Bar Tables & Chairs
- TV & Soundbar
- Bar Fridge

Storage Under Billiards Room/Pub

An abundance of storage is located under the pub. Heated with its own water system and insulated.

Included in the Storage Room Under the Billiards Room/Pub:

- Pickle Ball thrower & paddles
- Tennis racquets & balls
- Ships plank table original to the property
- 6 custom light fixtures original to the property
- Hardwood & tile left overs from the renovation
- 2 nearly new Townie unisex bicycles
- Paint & Supplies for the interior & exterior of all buildings
- 4 small pieces of stained glass (part of the pub)
- 3 chairs original to the home

Stable

The stable, located near the main gated entrance is professionally fixtures with six stalls and fully heated. The doors exit to a gated garden to the south and which exits to an upper paddock with spectacular views to the water and over the rest of the property.

Included in the Stable:

- Spare lawnmower
- 4000psi Commercial pressure washer with 2 wands, driveway cleaner and drain cleaner
- Small electric pump for draining hot tub
- Toolbox with misc. tools
- Garden hoses
- Gas leaf blower
- Step ladder



- Chainsaw
- Fertilizer spreaders
- 8 aluminum lounges with cushions
- Small portable firepit
- Small portable BBQ
- Several outdoor chairs & end tables

Metal Shop

This shop is great for the avid mechanic or hobbyist. Could be equipped as a professional shop as all power and main equipment is in place. With views.

Included in the Metal Shop:

- 240V compressor upstairs & downstairs
- Drill piers & grinder
- Custom old school tool storage racks, bins, organisers
- Large chain hoist 1 ton
- Vacuum x 2
- Misc. tools
- Battery charger
- 240V Heater

Woodshop

A great shop for the woodworking enthusiast or professional. Plenty of power and room to set up a full slate of power tools. With views.

Included in the Woodshop:

- Lathe
- Vacuum
- 3 storage cabinets
- 240V air compressor
- City water & well water manifold
- Shelves
- 240V Heater

Carpport

Located above the main house there is ample covered and open storage for the property. Water views as well.



Included in the Carport:

- Toro Dingo skid steer TX1000 136 hours with bucket, pallet forks, grapple & flail mower - appraisal \$37,000 - perfect for snow cleaning and launching watercraft
- 3 cords seasoned Fir firewood
- 2 Golf Carts (batteries approx. 3yrs & 6 months)

Storage Room at the Main House

70 square feet, with shelves

Included in the Storage Room at the Main House:

- Commercial floor cleaner
- Spare LED lights

Generator Shed

Included in the Generator Shed:

- Simpson power products 10kw Standby diesel generator
 - 203 hours operation since new
 - Automatically turns on during a power outage
- 15 Gallons diesel for the generator & Dingo

Large Shed on top of Hill

Great vehicle and excess storage for the property and located near the blackberry patch and wildflower pasture at the top of the property.

Included in the Large Shed:

- Irrigation supplies
- 110V compressor
- Step ladder
- 3 sections of scaffolding
- Hand truck
- Sawhorses
- Spare hot water tank

RV Garage

A large, insulated RV garage with extra high and wide garage doors, has a propane furnace, 240V electric heat and 2 separate electrical circuits.

Outside

Multiple decks around the main home and lookouts throughout the property offer many vantage points to enjoy the views. In addition, there is a small orchard yielding apples, pears and plums, and a blackberry patch producing plentiful fruit.

This property offers the ultimate variety of activities and hobbies. There is no other private property located in the Victoria area that offers the assortment of activities and variety of buildings. With 43 waterfront properties on the Saanich Peninsula and only 13 of those with legal foreshore/dock space Raven Song is truly one of a kind and will make a great family legacy compound for many years to come.