



BROADMEAD - A QUIET & FRIENDLY COMMUNITY

Set on an elevated lot in the sought-after Broadmead community, this well-designed home enjoys peaceful valley and mountain views, a private backyard, and a floor plan that has stood the test of time. The main level features a spacious primary bedroom with a 5-piece ensuite and walk-in closet, formal living and dining rooms, and a family room with vaulted ceilings that flows into the kitchen and breakfast nook. Upstairs offers two additional bedrooms, an updated bathroom, and convenient laundry. Skylights, solid oak flooring, two fireplaces, and a double garage add to the home's appeal. Located close to Mount Douglas, Elk/Beaver

AMENITIES

3 Bdr + 3 Bath
Split Level Home
Unique Floorplan
Primary Bedroom on Main
Double Garage
2,270 s.f

Price: \$1,190,000

Assessed: \$1,535,000

Taxes: \$7,921

Lake Regional Park, Commonwealth Place, shopping, schools, and major commuter routes. Offering a functional layout, a private setting, and the opportunity to add your own personal touches over time, this is a chance to secure a home in one of Saanich's most desirable neighbourhoods.

compass
realty group

FOR MORE INFORMATION

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Janine Thomson, Owen Stacey & Brock Nordman

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**PEMBERTON
HOLMES** REAL ESTATE
ESTABLISHED 1887

PERFECT CENTRAL LOCATION

WALKING DISTANCE TO ROYAL OAK
CLOSE TO ALL SHOPPING
AMENITIES, RECREATIONAL
FACILITIES AND BEAVER/ELK LAKE,
& A SHORT DRIVE TO DOWNTOWN

MLS: 1050321

4343 EMILY CARR DRIVE

\$1,190,000



Janine & Thomson
REAL ESTATE

PROPERTY FEATURES

1990 A DISTINCTIVE WEST COAST-INSPIRED MID-CENTURY
SPLIT-LEVEL HOME
SURROUNDED BY LUSH GARDENS
10,454 SF LOT
PRIVATE BACK YARD
DESIRABLE NEIGHBOURHOOD CLOSE TO ALL AMENITIES

**JANINE THOMSON - OWEN
STACEY - BROCK NORDMAN
PEMBERTON HOLMES**

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