



# 2770 ARBUTUS ROAD

*RARE TEN MILE POINT RANCHER*



**FARUPSCOTT**  
GROUP

## True One-Level Living in Cadboro Bay

Tucked into one of Greater Victoria's most prestigious coastal enclaves, this rare Ten Mile Point rancher offers what is increasingly hard to find—true one-level, no-step living in the heart of Cadboro Bay. Beautifully updated and meticulously maintained, this 2,450 sq ft residence is designed for effortless living. A seamless floor plan unfolds with oak hardwood floors, radiant natural light from skylights and oversized windows, and the warmth of two Valour gas fireplaces anchoring the principal spaces.





At the center of the home, a thoughtfully redesigned kitchen—with custom island and all new appliances—flows naturally into generous living and dining areas, creating an ideal setting for both everyday living and refined entertaining.

The primary suite is a private retreat, complete with direct patio access and tranquil garden outlooks. Every element has been curated for comfort and peace of mind, including a professionally upgraded crawl space by Basement Systems Vancouver and refreshed, low-maintenance landscaping.

Positioned just moments from beaches, parks, and top-tier schools, this is a turnkey opportunity for downsizers or those seeking age-in-place living without compromise—set within the quiet prestige of Ten Mile Point.















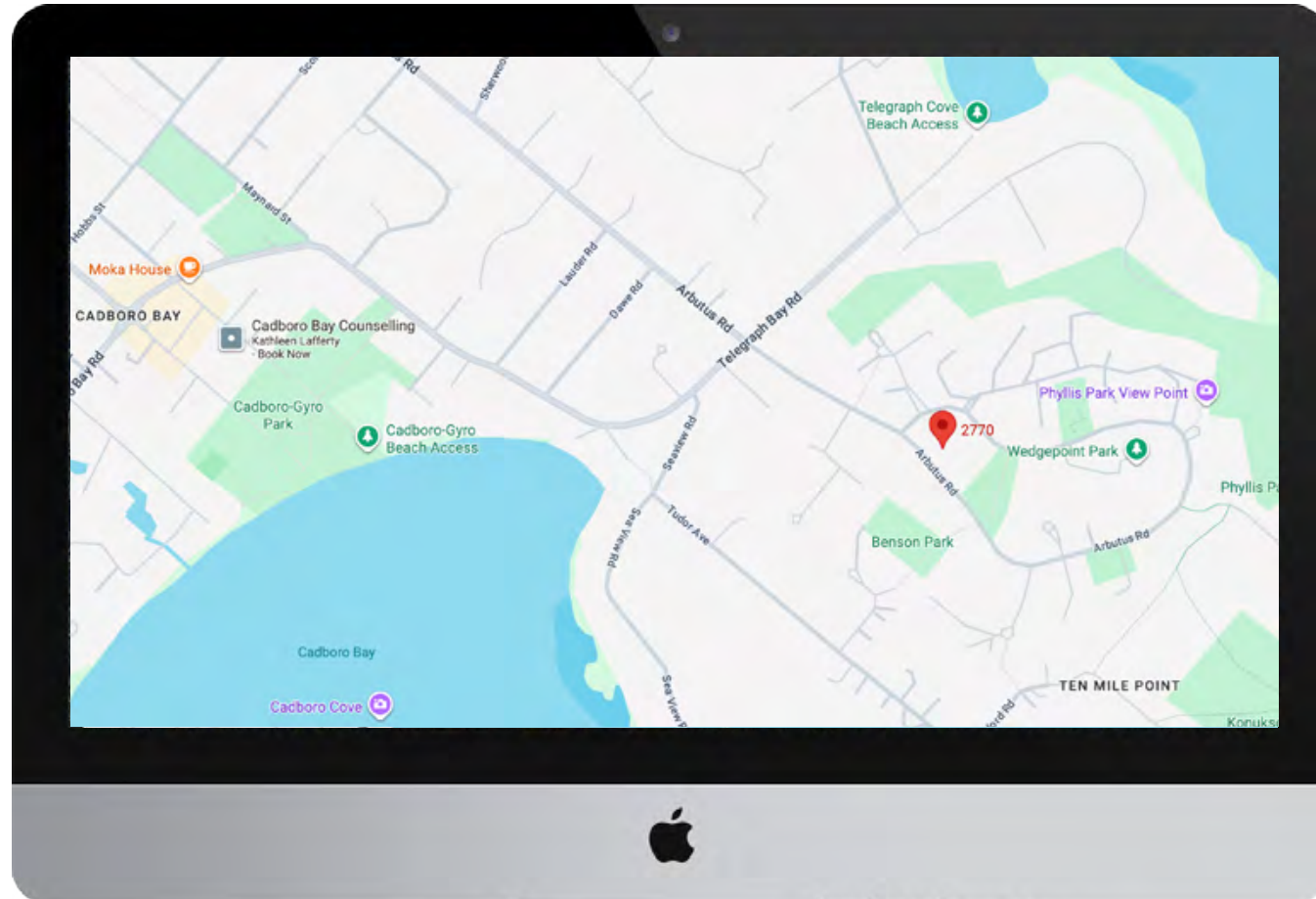






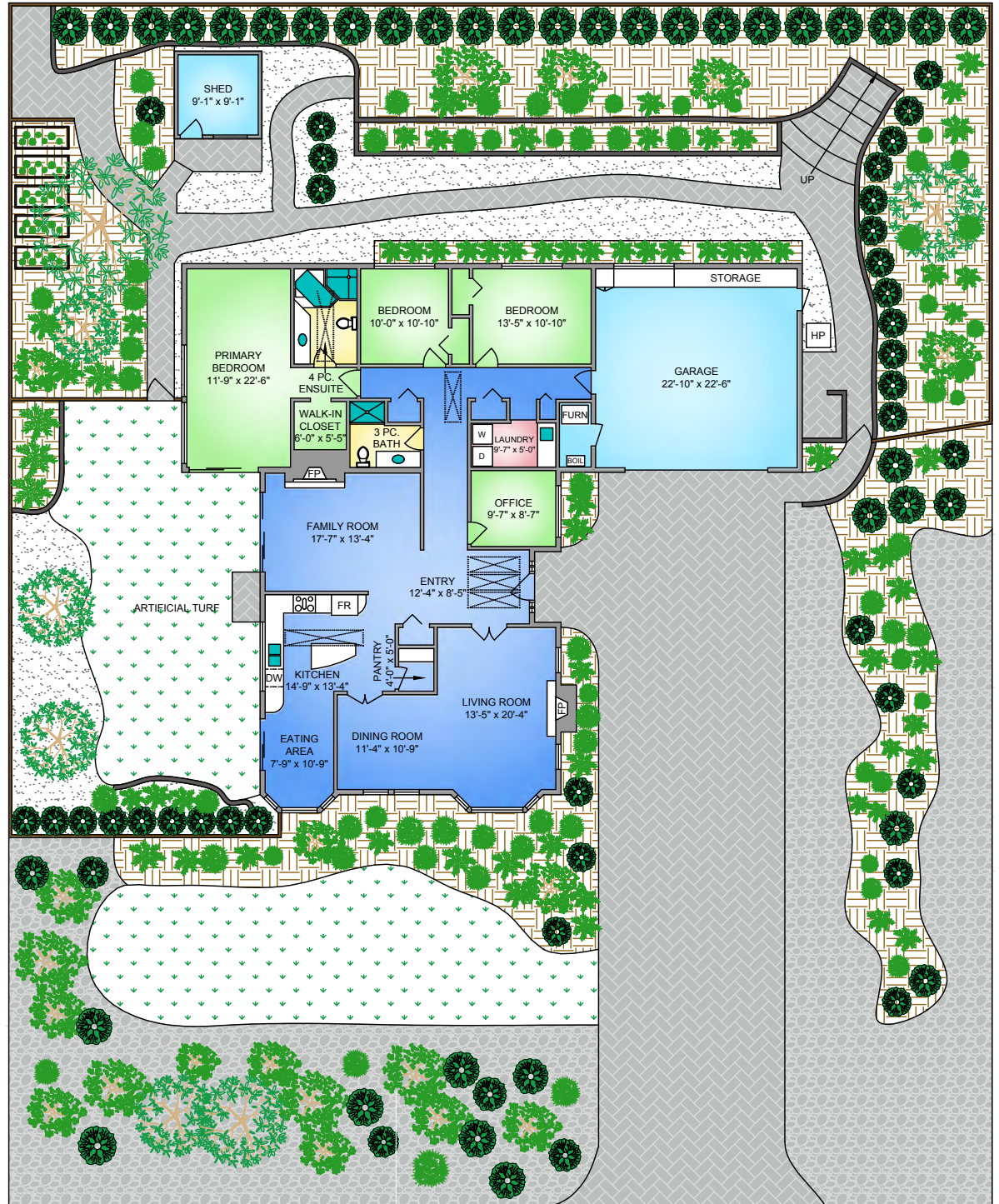
# TEN MILE POINT | CADBORO BAY

Living on Ten Mile Point offers a rare blend of natural beauty, privacy, and proximity to urban amenities. This coastal neighborhood in Saanich is known for its stunning oceanfront views, peaceful atmosphere, and access to scenic walking trails that wind along rugged shorelines and quiet coves. Residents often enjoy opportunities for kayaking, wildlife watching, and taking in breathtaking sunsets over the water. Despite its serene and tucked-away feel, Ten Mile Point is just a short drive from downtown Victoria, making it easy to access shops, restaurants, and cultural attractions. The area is also close to parks, beaches, and the University of Victoria, which adds educational, recreational, and community value. With its combination of exclusivity, natural charm, and convenience, Ten Mile Point offers a truly exceptional coastal lifestyle.



# FLOOR PLANS

2770 ARBUTUS ROAD			
APRIL 20, 2026			
PREPARED FOR THE EXCLUSIVE USE OF FARUP & SCOTT			
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	UNFINISHED	GARAGE
MAIN	2320	98	591





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