



977 ISLAND ROAD

4 BED | 4 BATH | 2419 SQFT
www.PinnacleHomesGroup.com
778-404-7668
eXp Realty



THE HOME

4 BEDS / 4 BATHS

Welcome to your dream home at 977 Island Road, a newly constructed masterpiece in 2024, nestled in the prestigious Oak Bay area. This custom-built, 2-story residence offers an expansive layout with 4 bedrooms and 4 bathrooms. The main level boasts a spacious and inviting open-concept design, featuring a luxurious kitchen, a living room with a cozy gas fireplace and stunning garden views, a dining area, and an office space. The kitchen comes equipped with high-end finishes, modern appliances, quartz countertops, and an impressive island perfect for both cooking and socializing, with a charming dining area nestled between the living room and kitchen. The primary suite on the main floor features a luxurious ensuite bathroom, walk-in closet, and a private patio connection. Throughout the home, you'll find elegant hardwood floors that enhance its luxurious feel. Upstairs, there are two secondary bedrooms, a bathroom, and a second primary suite with its own ensuite bathroom and walk-in closet. Meticulous attention to detail is evident in the serene terrace with a small garden and the well-equipped laundry room. Situated in the heart of Oak Bay, this property offers unparalleled luxury and convenience, encapsulating the essence of upscale living. Explore all that 977 Island Road has to offer and make this exceptional property your new home.



THE FEATURES

Upon entry, you will be welcomed by elegant hardwood flooring that extends throughout the home, leading to a spacious and open floor plan. The modern designer kitchen, featuring Fisher & Paykel appliances and quartz countertops, is complemented by an impressive island that enhances both functionality and style.

The main floor primary suite boasts a luxurious ensuite bathroom with double sinks, a high-end shower, and a separate bathtub. Additional features include a dedicated office space, an expansive garage, and a large fenced backyard offering a serene retreat, ideal for outdoor activities and relaxation. The home is illuminated with warm, inviting lighting throughout, creating the perfect ambiance.



THE PRIMARY BEDROOM

The main bedroom is a luxurious retreat with high ceilings and elegant design. It features a private door leading to a serene patio, a walk-in closet, and a deluxe ensuite bathroom with a walk-in shower, freestanding bathtub, and double sinks for a spa-like experience at home.



THE KITCHEN

The kitchen is truly the heart of this beautiful home, perfect for gathering with family, friends, and loved ones year-round. It features premium Fisher & Paykel appliances, quartz countertops, ample cupboard space, and a spacious walk-in pantry. Additional features include a gas range, French door refrigerator, and an expansive island that seamlessly connects to the living and dining areas, making it an ideal space for both cooking and entertaining.



Secondary Primary Bedroom

On the second floor of the home, you'll find the second primary bedroom, complete with its own ensuite bathroom and walk-in closet. This spacious suite offers a serene retreat with high ceilings and elegant finishes. The ensuite bathroom features modern fixtures, a luxurious shower, and ample storage space. The walk-in closet provides generous space for all your wardrobe needs, making this an ideal private sanctuary within the home.



THE EXTERIOR

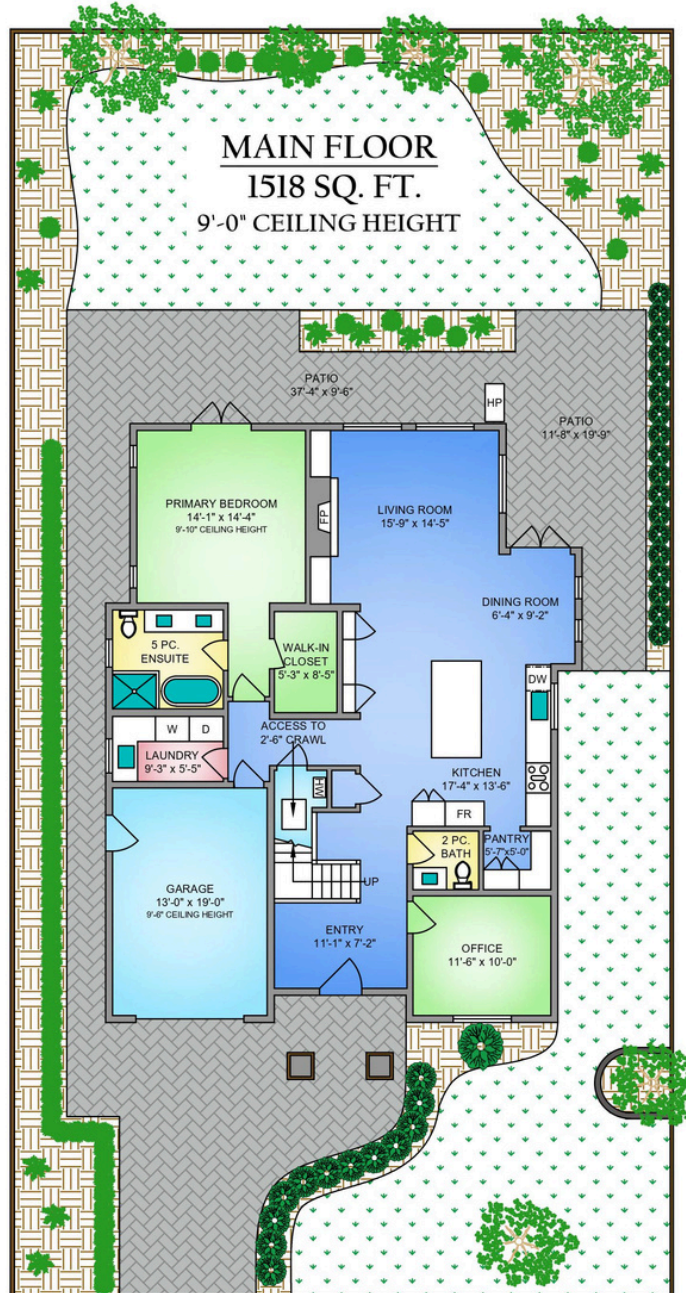
977 Island Road, built in 2024, showcases modern architecture with meticulous design. The exterior features soft beige tones, clean white accents, and Hardie shingles. Outdoor highlights include a spacious patio, a fenced private backyard, a brick walkout patio, a driveway, and an expansive garage. The property offers ample parking, low-maintenance landscaping, and a rough-in for an electric car charger.



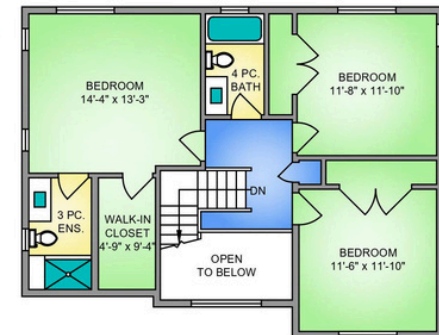
THE FLOOR PLANS:

2419 Finished SqFt
 Main Floor - 1518 Sqft
 Upper Floor - 901 Sqft

9' Ceiling Height - Main
 9' Ceiling Height - Upper



UPPER FLOOR
 901 SQ. FT.
 9' CEILING HEIGHT



NORTH



0' 5' 10'
 SCALE

977 ISLAND ROAD
 MAY 28, 2024
 PREPARED FOR THE EXCLUSIVE USE OF THOMAS KALA
 PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY. PLEASE NOTE THAT THE SQ FT IS BASED OFF OF BUILDING PLANS, AND WAS NOT CALCULATED BY PROPER MEASURE VICTORIA LTD.

FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1518	270	572
UPPER	901	-	-
TOTAL	2419	270	572



250-884-9753
 matt@propermeasure.com
 www.propermeasure.com

977 Island Road AT A GLANCE...

BUILT: 2024
BEDROOMS: 4
BATHROOMS: 4

INCLUDED ITEMS:

- Fisher & Paykel French Door Refrigerator
- Fisher & Paykel Dishwasher
- Fisher & Paykel 36" Range Hood
- Fisher & Paykel 36" Gas Range
- Electrolux Front Load Washer
- Electrolux Front Load Dryer
- Electric Car Charger Rough In

EXTERIOR HIGHLIGHTS:

- Large Patio
- Fenced private backyard
- Brick walkout patio 500+ sqft
- Brick driveway
- Expansive Garage
- Ample Parking
- Easy care landscaping
- Fully irrigated yard
- Hardie shingles

FINISHED AREA: 2419 sq ft.
LOT SIZE: 6049.5 sqft - 54.5' x 111'
WATER: City
WASTE: City

INTERIOR HIGHLIGHTS:

- Stunning Spacious Kitchen
- Premium appliances
- Quartz countertops
- Open concept living
- Walking Pantry
- Heated tile flooring

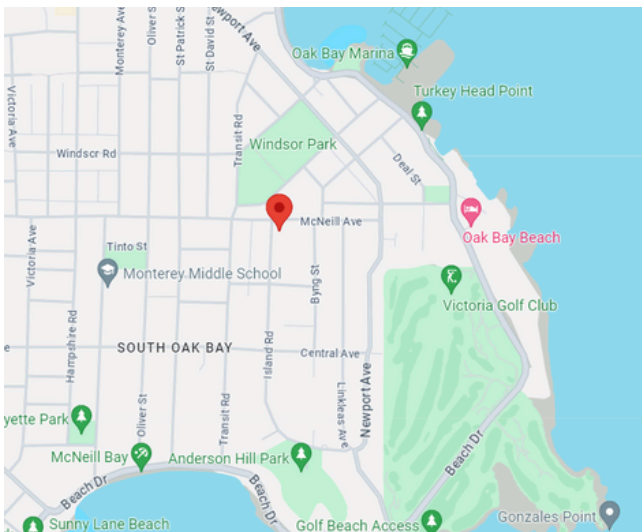
HEATING/COOLING:

- Heat pump (auxiliary heat/cooling)
- Gas Fireplace

THE LOCATION

Oak Bay - South

This stunning home is situated in the sought-after and affluent Oak Bay neighbourhood. Oak Bay is known for its tree-lined namesake avenue, filled with smart boutiques and art galleries, fancy delis, and lively cafes and casual spots serving brunch with locals in nearby Oak Bay Village. A short stroll away, Willows Beach has calm waters for kayaking and paddleboarding, while yachts pack Oak Bay Marina. A coastal drive passes the Victoria Golf Club and ritzy Uplands area. This marvelous location is just minutes to all levels of schools and amenities including groceries, restaurants, beaches, and more!



SCHOOLS IN THE AREA

University/College

- University of Victoria
- Camosun College

Middle Schools

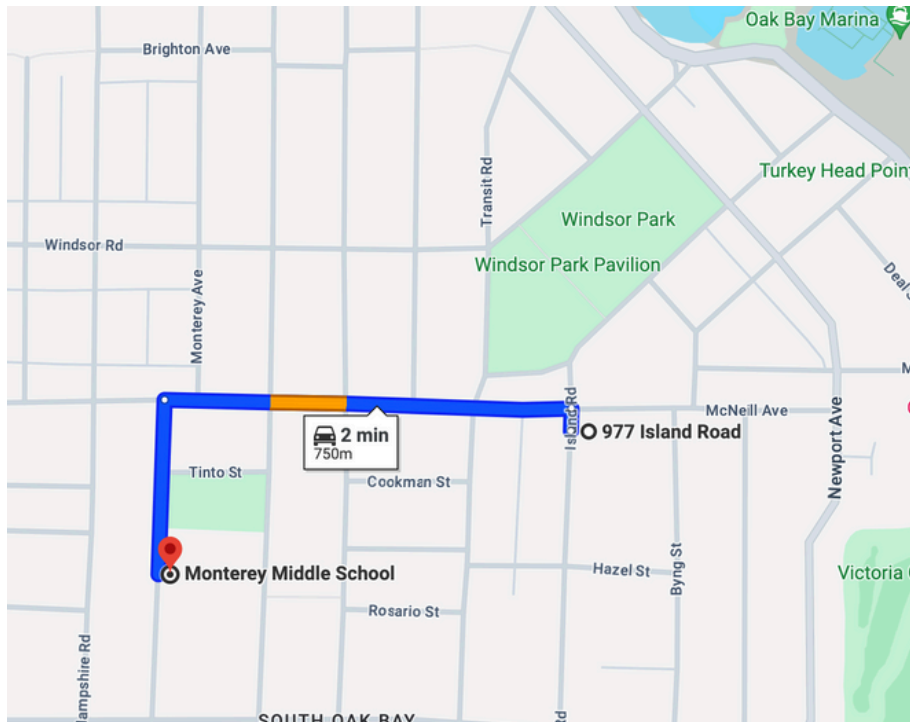
- Monterey Middle School

High Schools

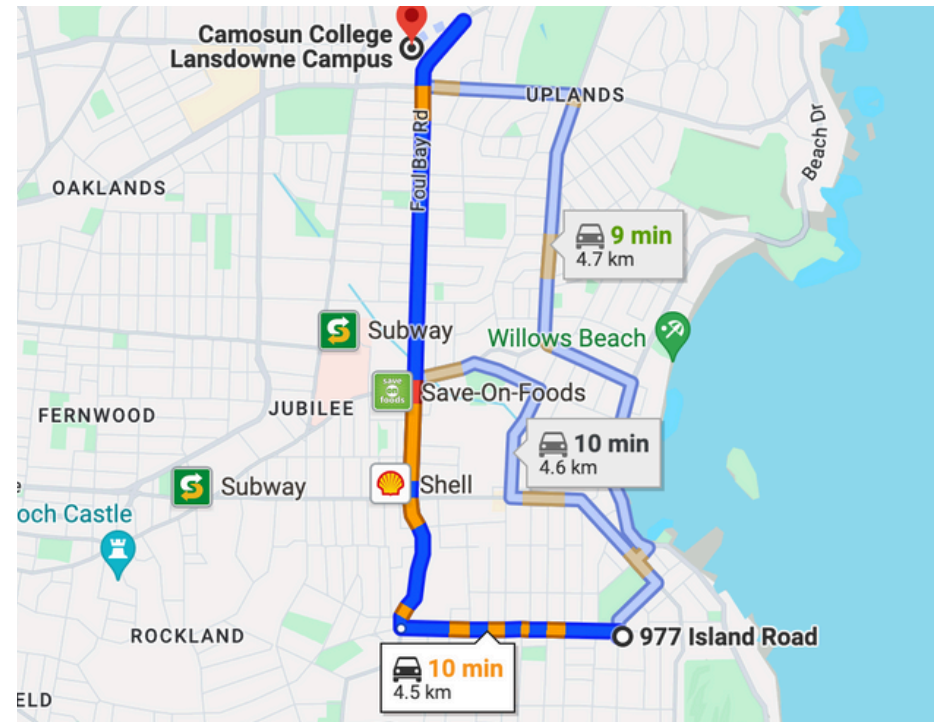
- St Michaels University School
- Glenlyon Norfolk School
- Oak Bay High School

Elementary Schools

- St Michaels Junior School
- Glenlyon Norfolk Junior School
- Ecole Willows
- St Patrick



Monterrey Middle School



Camosun College - Lansdowne







Thomas Kala* & Courtney Kala*

*Personal Real Estate Corporation

Pinnacle Homes Group

eXp Realty

778-404-7668

Thomas@pinnaclehomesgroup.com

Courtney@pinnaclehomesgroup.com

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage. This information is from sources which we deem reliable, but must be verified.