



2055 EDGECLIFFE PL

5 BED | 5 BATH | 6,362 SQFT
www.PinnacleHomesGroup.com
778-404-7668
eXp Realty



THE HOME

5 BEDS / 5 BATHS

Welcome to this extraordinary 6,300+ sqft custom-built residence by Abstract Developments, situated in an exclusive cul-de-sac of luxury homes in South Oak Bay, One of Victoria's most prestigious neighborhoods. This Frank Lloyd Wright-inspired estate blends contemporary design with timeless elegance for a unique living experience. The grand entrance leads to a spacious 2-story great room with walnut hardwood floors and custom cabinetry. The gourmet chef's kitchen, featuring top-of-the-line appliances and a large island, is perfect for culinary enthusiasts. The main level master suite boasts a spa-like ensuite, dressing area, and private office with a separate entry and 13' expansive coffered ceilings. Upstairs, you'll find three generously sized bedrooms with built-in desks and large closets, ideal for family living. The lower level includes a media room, fitness room, games room with a built-in bar, wine cellar, home theatre, and a private guest suite with outside access. This home also includes a triple-car garage, indoor/outdoor gas fireplace, and beautifully landscaped outdoor spaces with a water feature and patios. Located on a almost 14,000 sqft private property at the end of a quiet cul-de-sac, you're just a 12-minute walk to Oak Bay Village and close to parks, schools, golf courses, and the marina. Experience luxury redefined in this sensational property, perfect for the discerning buyer seeking style and substance. Don't miss the opportunity to own this masterpiece of contemporary design in one of Victoria's most sought-after neighborhoods.



THE FEATURES

Upon entry, you will be welcomed by elegant hardwood flooring that extends throughout the main level, leading to a spacious and open floor plan. The modern designer kitchen, featuring top-of-the-line appliances and quartz countertops, is complemented by two impressive islands that enhance both functionality and style. The main floor primary suite boasts a luxurious ensuite bathroom, and the expansive office with high coffered ceilings offers a sophisticated workspace. Additional features include radiant in-floor heat, multiple steam showers, a media room with projector, wine cellar, and a fitness room. The home is smart wired and includes a guest suite, triple car garage with workbench, and 200 amp electrical service. Outdoor amenities feature three patios, a hot tub, a built-in outdoor gas firepit, and an indoor/outdoor gas fireplace, creating the perfect ambiance for relaxation and entertainment. The house is surrounded by skylights and windows, flooding the space with natural light.



THE PRIMARY BEDROOM

The main bedroom is a luxurious retreat with 13' high ceilings and elegant design. It features a private balcony, a walk-in closet, and a deluxe five-piece ensuite bathroom with double sinks, a steam shower, and a bathtub for a spa-like experience. Additionally, the bedroom includes a built-in desk, offering a functional workspace.



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 high-end appliances, quartz countertops, ample cupboard space, and a spacious walk-in pantry. The kitchen is bathed in natural light, with two dining areas—one casual and one formal—and two islands that seamlessly connect to the living and dining areas. Additional features include two dishwashers, a gas range, a French door refrigerator, a built-in coffee maker, and a beverage refrigerator, making it an ideal space for both cooking and entertaining.



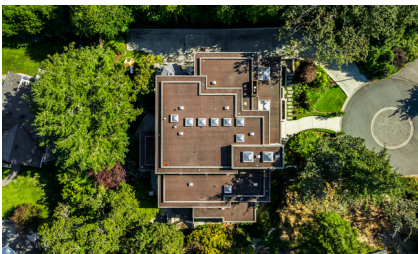
MEDIA ROOM & REC ROOM

On the lower floor, you'll find the media room, complete with a projector, speakers, a a bar kitchen with a microwave oven, a mini bar, and a sink. This space is perfect for entertainment, offering a cozy and fully equipped environment for movie nights and gatherings. Next to it you have an almost 800 sqft rec room perfect for entertaining guests. Stocked with a kitchen and beverage fridge and just steps to your wine cellar.



THE EXTERIOR

2055 Edgecliffe Pl, built in 2010, showcases modern architecture with high-quality finishes. This home was built by National Award Winning Local Build Abstract Developments. The exterior features light tones and a stunning fountain at the entrance. Outdoor highlights include three patios and a backyard on the lower floor, featuring a built-in fire pit and BBQ area. The property also boasts a spacious driveway and a triple-car garage, providing ample parking and convenience.



THE FLOOR PLANS:

6362 Finished SqFt
 Main Floor - 2890 Sqft
 Upper Floor - 1102 Sqft
 Lower Floor - 2370 Sqft

9'10"-19'11" Ceiling Height - Main
 9' Ceiling Height - Upper
 9' 6" Ceiling Height - Lower



MAIN FLOOR
 2890 SQ.FT

	FINISHED SQ. FT.	UNFINISHED SQ. FT.	TOTAL SQ. FT.
MAIN	2890	0	2890
UPPER	1102	0	1102
LOWER	2370	0	2370
TOTAL	6362	0	6362
GARAGE	0	852	852
DECKS	0	543	543
PATIOS	0	1052	1052



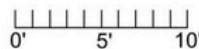
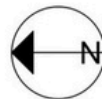
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2055 Edgecliffe Pl AT A GLANCE...

BUILT: 2010

BEDROOMS: 5

BATHROOMS: 5

INCLUDED ITEMS:

- Sub Zero French Door Refrigerator
- 2 Bosch Dishwasher
- 1 Blomberg Dishwasher
- Broan Elite Range Hood
- Five Star Dual 30" Gas Range
- Electrolux Front Load Washer
- Electrolux Front Load Dryer
- Miele Built-in Coffee Machine
- Panasonic Microwave
- 3 Danby Mini Bar Fridges
- Mitsubishi Projector
- Electric Car Charger Rough In

EXTERIOR HIGHLIGHTS:

- 3 Patios
- Hot tub
- Built-in outdoor gas firepit
- Garage workbench
- Triple car garage
- Brick walkout patio
- Ample Parking
- Easy care landscaping
- Fully irrigated yard

FINISHED AREA: 6,362 sq ft.

LOT SIZE: 13,776 sq ft - 105 x 131.2

WATER: City

WASTE: City

INTERIOR HIGHLIGHTS:

- Stunning Spacious Kitchen
- Premium appliances
- Quartz countertops
- Open concept living
- Walk-in pantry
- Heated tile flooring
- Smart wired
- Media room with projector
- Wine cellar
- Multiple steam showers
- Guest suite
- Fitness room
- Radiant in floor heat

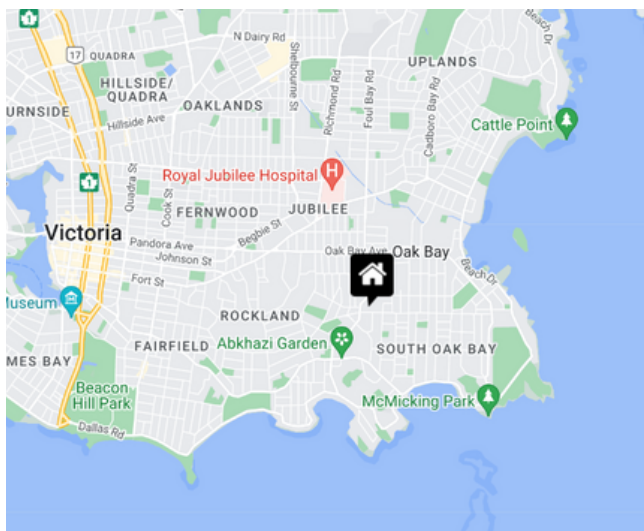
HEATING/COOLING:

- Gas Radiant In Floor heating
- 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

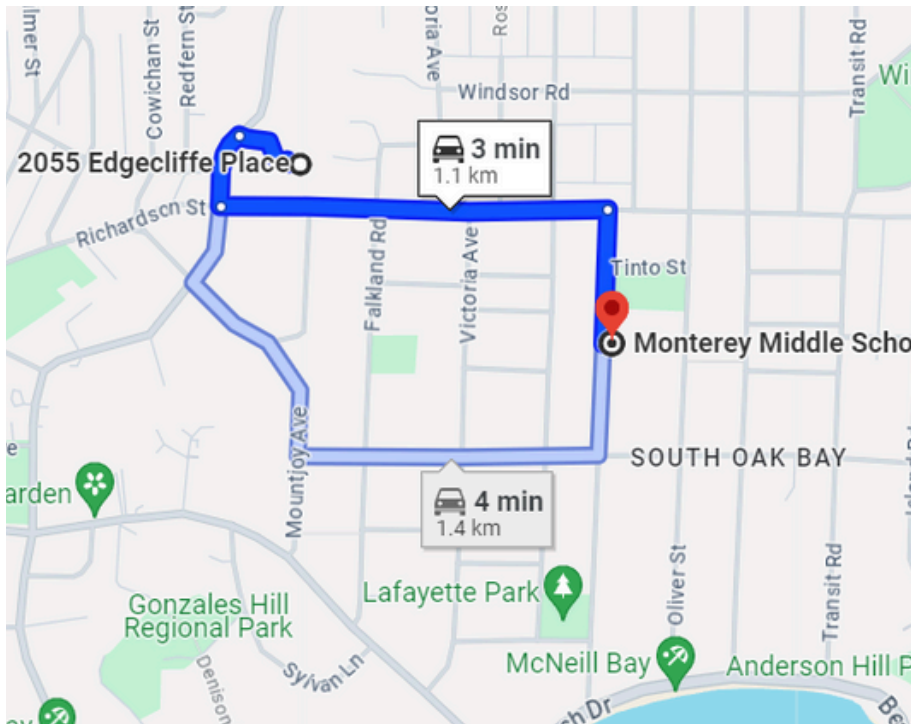
- Monterey Middle School

High Schools

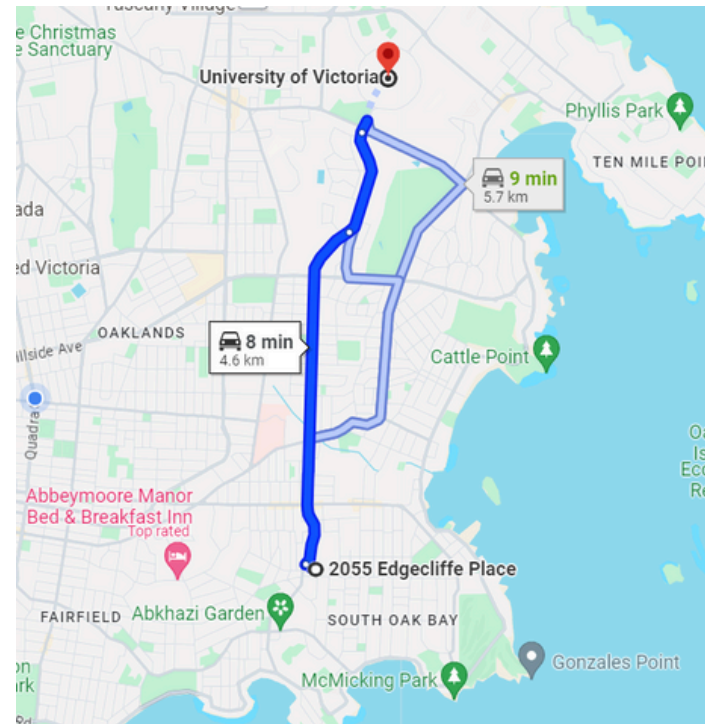
- Oak Bay High School
- Esquimalt High School
- Artemis Place Secondary School

Elementary Schools

- St Michaels Junior School
- Margaret Jenkins Elementary
- Glenlyon Norfolk Junior School
- Ecole Willows



Monterrey Middle School



University of Victoria





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