Sunsets, Sails & Seaside Living

An exceptional near oceanfront executive residence in sought-after Brentwood Bay, this beautifully updated home offers a rare blend of refined finishings, captivating views and coveted West Coast lifestyle. Showcasing sweeping water vistas and spectacular sunsets, the residence has been thoughtfully enhanced with rich Merbau flooring, a custom-designed kitchen with solid wood dovetailed cabinetry, granite countertops, and heated quartzite tile floors. Designed for both comfort and entertaining, the home embraces seamless indoor-outdoor living with a sun-soaked deck that captures the natural beauty of the bay. Ideally located near hiking and cycling trails, paddling, boating, fishing, waterfront strolls, and the renowned Butchart Gardens, this property also enjoys convenient access to local dining, Brentwood Bay Lodge, Mill Bay Ferry, Victoria International Airport, and downtown Victoria. A distinguished offering in one of Vancouver Island's most desirable seaside communities.











MARILYN BALL
PERSONAL REAL ESTATE CORPORATION

Direct: +1 250-818-6489 Office: +1 250-383-1500
marilyn@marilynball.ca marilynball.ca
3194 Douglas St., Victoria, BC V8Z 3K6

Proudly presenting:
7090 Brentwood Drive
Brentwood Bay, BC

COLDWELL BANKER | GLOBAL LUXURY

Stunning Ocean Views

A spectacular ocean view residence: five levels of stunningly finished contemporary living in Brentwood Bay, with privacy as one of the defining factors. This oceanside property, with only a narrow strip of rustic parkland separating your new home from the waterfront, generates the impression that you are on vacation all year long.





The western facing decks are flooded with sunshine, and the seabirds and colourful sailboats and yachts present a continuously changing panorama. You can forgive yourself for thinking you are vacationing in the south of France. The beach below is your playground, and is your springboard to fishing, crabbing, and exciting water activities.

Art Nouveau Inspired Design



As you approach this residence, your attention is drawn to the crisp façade: beautiful clean lines representing the ultimate in art nouveau inspired architecture. And what beckons you to the right of the property?

You espy a quiet path which leads to observation lookouts with benches, and steps leading down to a lovely beach, the perfect spot for launching your kayaks.



Airy Open Concept





A double-height atrium, capped with a huge skylight (new roof and skylights in 2014), introduces you to this stunning home, with an open concept kitchen-dining room-living-room configuration showcasing breathtaking views from each individual space.

Custom Chef's Kitchen



The beautiful quartzite stonework at the entrance is reprised in the kitchen, which features in-floor radiant heating.



This ideal, custom designed kitchen features a floor-to-ceiling pantry, Miele whisper quiet Dishwasher with Clean Touch Steel.

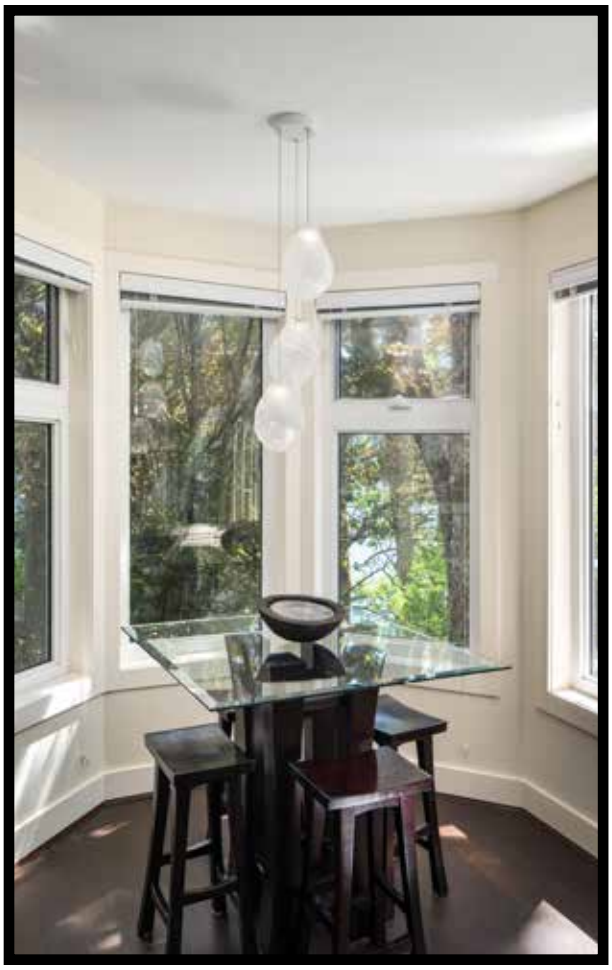
A "Superba" KitchenAid convection oven, an additional wall oven with storage beneath for pots and pans, a built-in (integrated) DCS Refrigerator by Fisher & Paykel with easy clean stainless doors and interior icemaker, and a Viking six-burner "Professional" gas cooktop.



Kitchen Features







The counters are designer black onyx with gold flecks, reflecting the natural light which streams in through the sloping skylight above the stove. The skylight is fitted with internal task lighting. The quality handcrafted cabinetry features dovetailing for the soft close drawers.

A nifty addition to the kitchen is a convenient kitchen "garage". The kitchen island lighting is hand blown Bocci, purchased from Gabriel Ross, with the breakfast nook below echoing the same artistic lighting.

This delightful breakfast nook is fitted into a bay window, the perfect spot for your delicious morning coffee direct from your gourmet coffee maker.

Luxurious Living Spaces

The generously proportioned dining room enjoys lovely ocean views across the living room. Adorning the dining room table are hand blown glass globes from AM Studio in Toronto. Truly a statement piece of artistry and design.

Embedded speakers provide just the right mood music for a relaxing evening.





The step down living room floors are clad in luxurious merbau hardwood flooring. A modern Heat & Glo Fireplace was installed in 2022, with dramatic black porcelain tile as a counterpoint. It warms an intimate conversation area, while the central section of the living room is fitted with banks of huge windows framing the spectacular ocean views.

Delightfully Bright



A private wraparound deck, accessed from the living room via two sets of sliding doors, sets the stage for chic patio parties and stylish alfresco dining.



Laundry & Powder Room

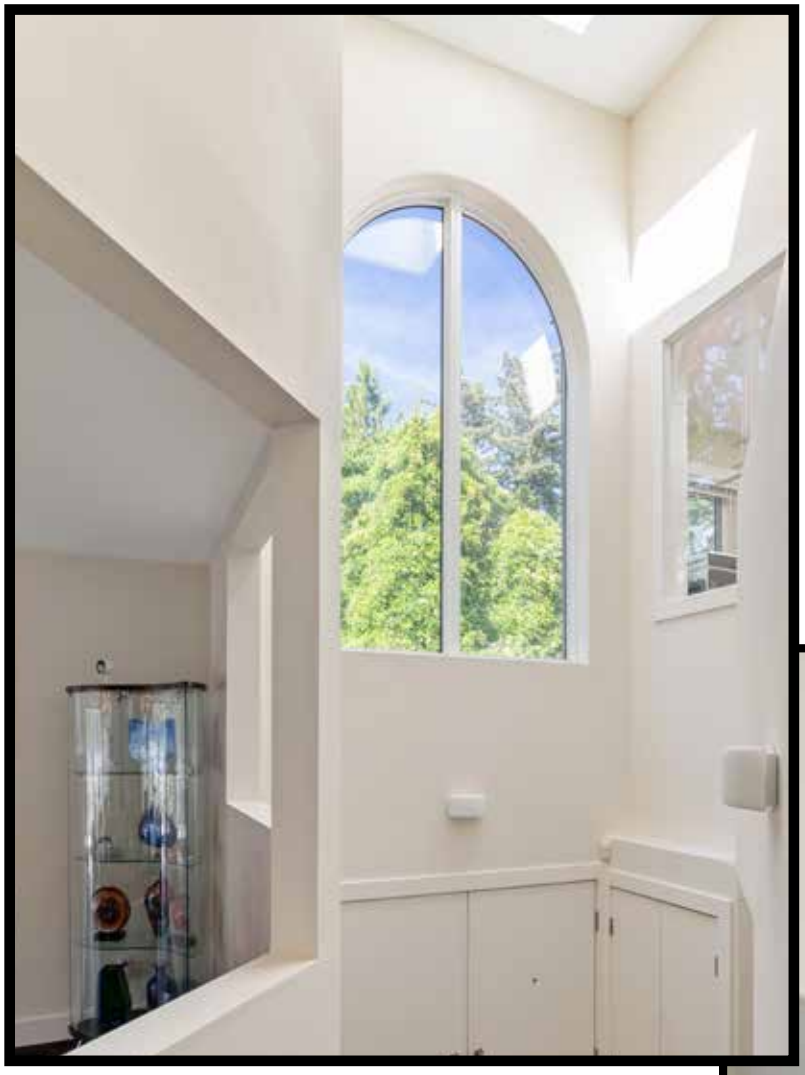
The laundry room, conveniently located directly behind the kitchen, is equipped with a 2018 Miele washer and dryer set, openable windows, and a countertop for sorting and folding clothes. This functional area would also make a perfect crafts room, hobby, or sewing room.





A two-piece powder room, with designer tiled floor with inlay, floating glass shelves and a unique vanity and washbasin, is conveniently situated just outside of the laundry room.

Contemporary Elegance



The stairs leading to the upper area have an overlook at the first landing, and a remarkable split arched window illuminates the staircase. An immense skylight above provides additional stairwell lighting.

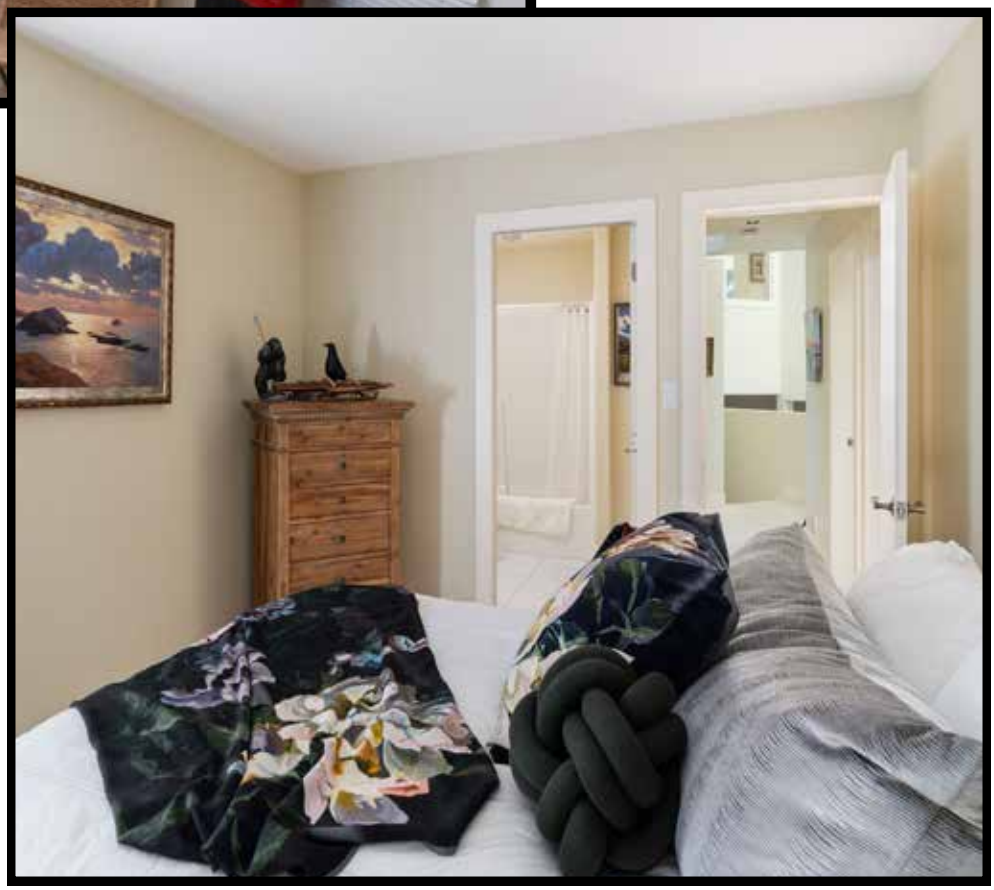


The First Landing



To the immediate left of the first landing is a study or home office with a separate skylight and more artistic lighting from AM Studio in Toronto, featuring a bird's eye perspective over the living room and the beautiful water beyond. A door leads outside to a compact deck, the perfect spot to collect your thoughts and enjoy the fresh morning air.

The deck is also accessed from one of a pair of side-by-side bedrooms. Both bedrooms share a four-piece "cheater" bathroom: one entrance from the second bedroom and the other from the corridor.



Relaxing Nook

Up from the office and guest accommodation, we find a charming nook and sculpture alcove, perfectly fashioned for a quiet reading getaway or watching a favorite show on those occasions when your partner wants to watch something different on the big screen in the recreation room below.





This Is a place of serenity, perfect for displaying a cherished sculpture and peaceful relaxation.

Spectacular Primary Suite

The Primary suite is nothing short of spectacular. It is so spacious, it is as if you were staying in the penthouse suite of a five-star hotel in Manhattan. The ocean views are breathtaking, with a cornucopia of boats both moored and plying the blue waters.





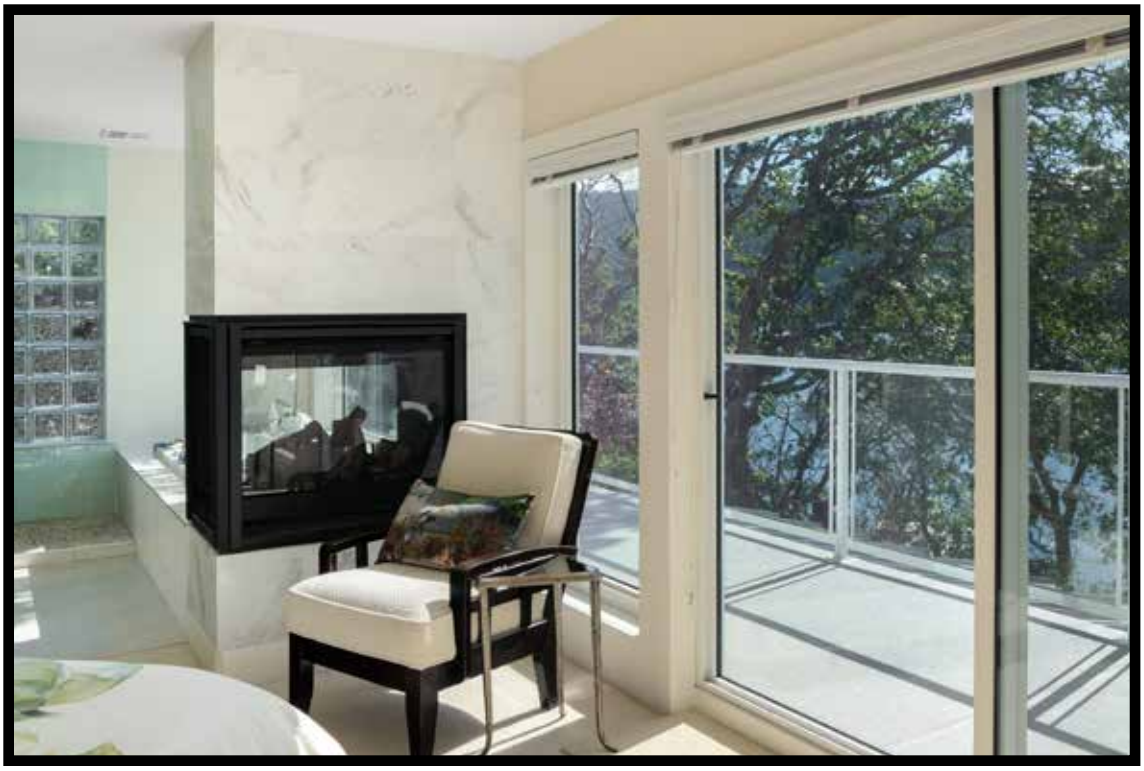
Imagine waking up to such stunning views, slipping on a fluffy bathrobe and passing through sliding doors to the full-length view deck, and breathing in the morning air.

Cosy Ambiance

This is an incomparable oceanside paradise. The Primary suite has a sitting area, ideal for reading, or catching a little tv if your partner downstairs wants to watch something else. And if it gets chilly, a magnificent 3-sided Heat & Glow Fireplace faced with Marble tiles, combined with plush wool carpeting in the bedroom, provides a warm and cosy ambiance.



The Suite also enjoys two separate closets or dressing rooms, with multiple garment racks and cubbies capable of accommodating an amazing array of chic designer clothing.



Sybaritic Bathroom



The sybaritic bathroom, complete with heated towel holder, features a skylight and an Ultra air-jetted bathtub with elegant tiled surround, an immense walk-in shower with two rain showers, glass block wall, river stone floor and two separate handheld showers.



The shower floor design is repeated in a floor frieze surrounding the double vanity, as well as in the vanity backsplash.



A touch of European elegance is found in the separate toilet room with its Kohler Smart Toilet offering bidet cleansing, heated seat, and touchless technology.

Additional Bedrooms



Two additional side-by-side bedrooms share this level. Both are bright with windows overlooking the yard.



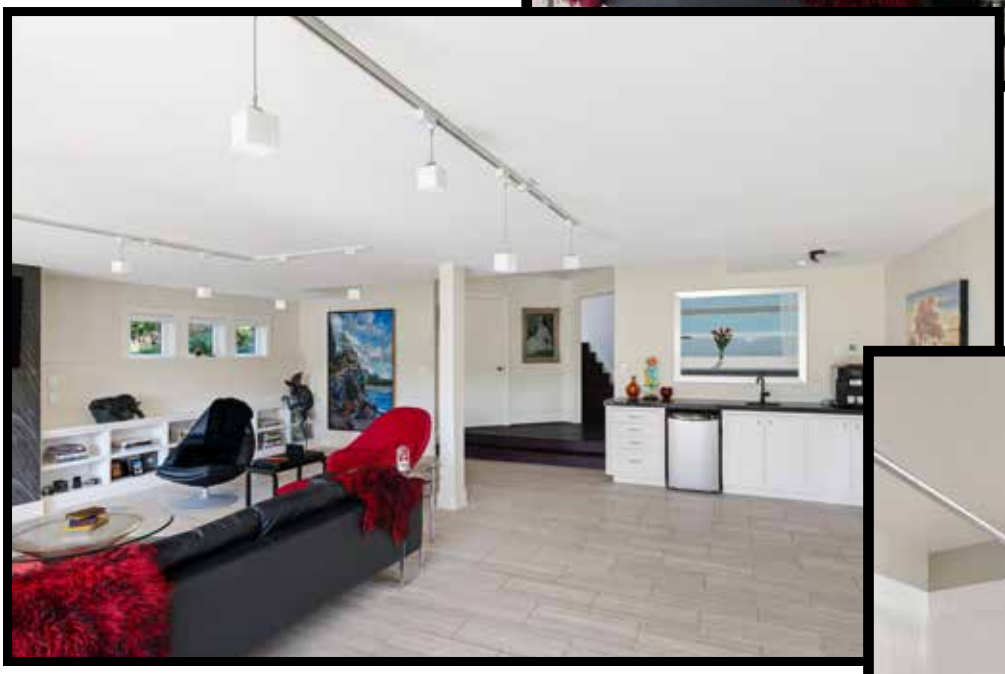


A shared four piece bath, office and small deck, complete this floor.

Family Room Features

The lower level is finished to the same degree of excellence and quality as the other floors of this contemporary masterpiece. A flight of stairs leading down from the main floor foyer opens to an extremely bright space which features large windows and heated tiled floors.





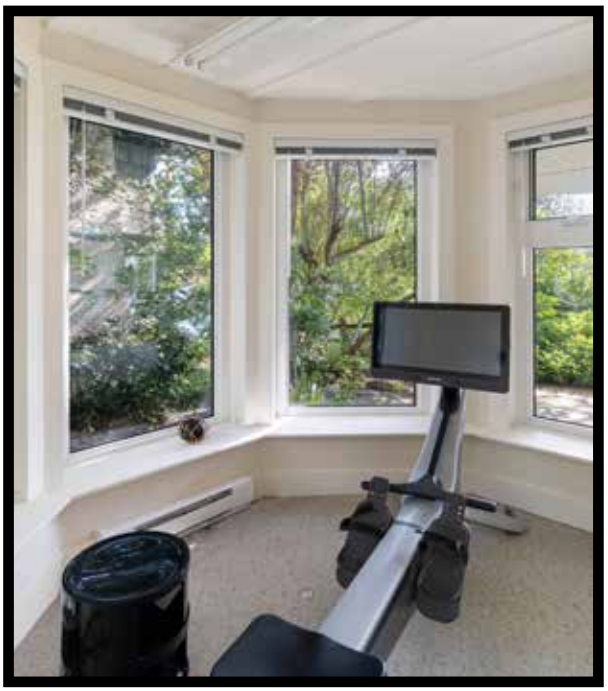


To the immediate left, the furnace room (which doubles as a wine room), contains the Mega Boss Eureka central vacuum, a hot water on-demand system and both a gas furnace and heat pump installed in 2019. Adjoining is a 4-piece powder room, complete with bathtub for extra company.

Spacious Lower Level



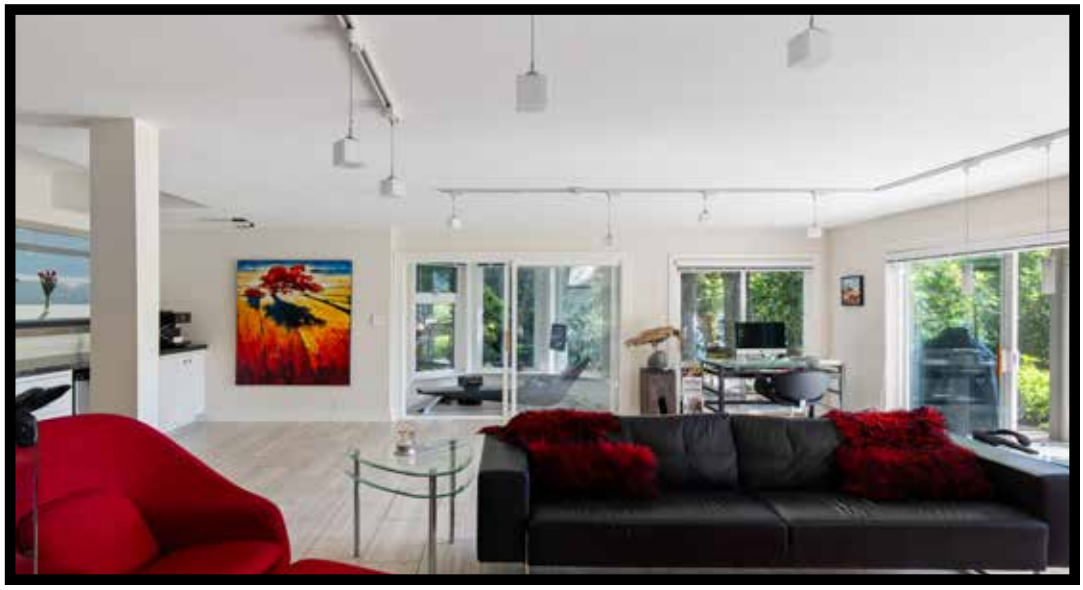
The main area of the lower level is devoted to a bright, light-filled walk-out recreation room with a separate glassed-in solarium currently used as a mini-gym.
It would also be a great place for an artist's easel, as it was for the former owners.



Nearby, an impressive wet bar with black island stone marble countertop, black sink and tap, Miele Countertop Coffee maker and homestyle microwave oven, easily entertains with bar fridge and storage beneath.

A generous space which separates the bar from the media centre welcomes you with its warmth and captivating style. Pristine bookshelves add a level of family warmth with favourite books and momentos.

This room features another modern Heat & Glow Fireplace with dramatic black porcelain tile, installed in 2022. A Sony 65" Bravia XR OLED TV and supporting Sony Speaker System literally completes the picture for this stunning room.



Ground Floor Beauty

Sliding doors from the recreation room open to a stepped, wraparound interlocking brick terrace, perfect for summer barbecues and outdoor parties. The DreamCast Design Fire Table 48" x 36" with 110,000 BTU adds to both the functionality and dreamy quality of the backyard.





A path leads around the north west side of the home, beautifully landscaped with variegated hostas, spirea, rhododendrons and ornamental shrubs set off by rocky outcroppings that are beautiful, but easy to maintain.



South West View of the Bay



Access to the waterfront and the calm waters of the Saanich Inlet will beckon you to launch your kayak or paddle board.



The garage is well laid out with efficient shelving and overhead hanging systems for kayaks and more.

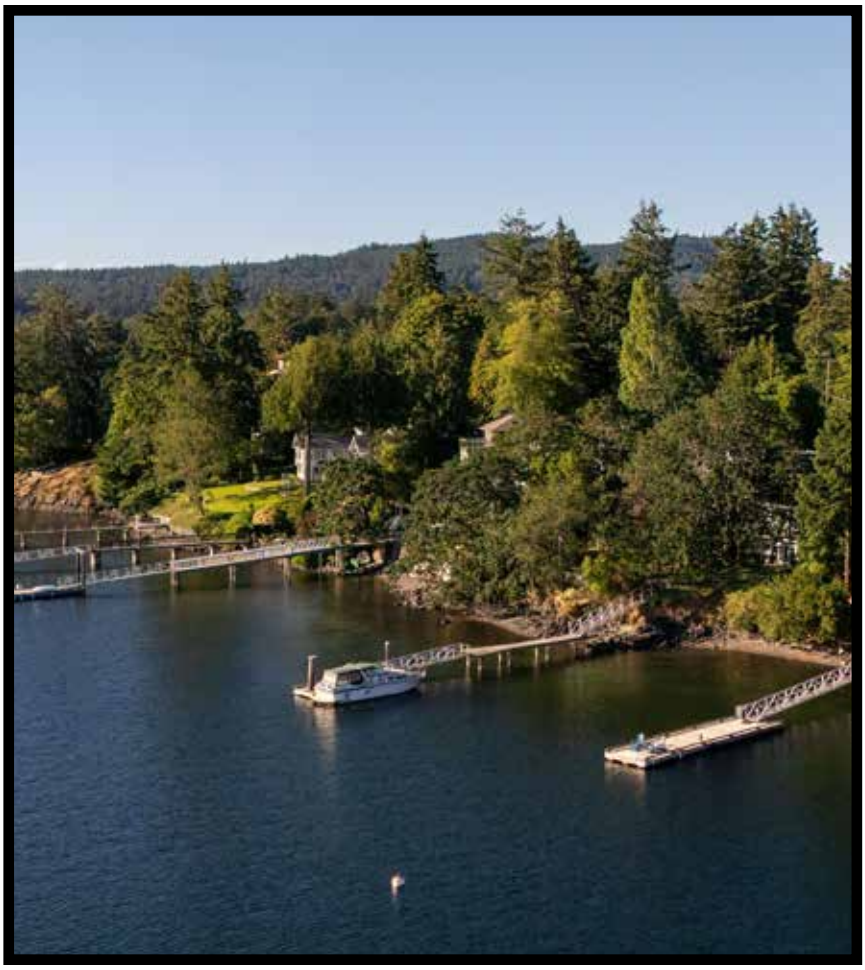


Nearby Angler's Anchorage and the Brentwood Bay Lodge provide first class moorage for a wide variety of small boats to large yachts, if your lifestyle would benefit from a boating lifestyle.

West Coast Jewel

For those who value the best in oceanside living, this fine home will exceed all expectations. Roof top solar panels installed in 2024 and an updated smart Telus Security system ensure that every detail has been thought of to allow ease of use and turnkey living, even while away. Lock and go is easily achieved! The solar panels provide energy savings, and great peace of mind.





The spectacular ocean views, superior design, and such exquisitely executed improvements announce that you need look no further: this home is an architectural jewel which holds the key to your Westcoast lifestyle dreams. This property is in an exclusive enclave of homes that rarely become available. Close to world-class fishing, golf, hiking, an International airport… every kind of amenity without being too busy, boating, recreation, and resort-style living, this is the Conde Nast destination that you have been searching for.
Welcome Home.

Recent Improvements

Valuable Seller Updates:

- Breakfast nook lighting--Spring 2025
- Kitchen Island lighting--Spring 2025 (Both sets of lights are Bocci, hand blown, and purchased from Gabriel Ross)
- Miele Dishwasher Clean Touch Steel-- Sept 2023
- Built in (integrated) DCS Fridge by Fisher & Paykel, Clean Stainless doors with interior ice maker--September 2016
- Heat & Glo Modern Living Room Fireplace--Feb 2022 (Porcelain Tile)
- Laundry Room Miele Washer & Dryer--June 2018
- Primary Suite 3 Sided Heat & Glow Fireplace--Fall 2019 (Marble Tiles on the pillar)
- Towel Heater in Primary Suite Bathroom
- Kohler Smart Toilet in Primary Bath
- Downstairs Family Room Heat & Glow Fireplace--Fall 2022 (Porcelain Tile)
- Downstairs Family Room Sony 65" Bravia XR OLED TV--Sept 2022
- Downstairs Family Room Sony Speaker System to go with TV--Sept 2022
- Downstairs Wet Bar black Island stone marble countertop, black sink and tap--June 2024
- Lights in Downstairs bathroom and upstairs nook
- New Vanity in Downstairs bathroom--June 2025
- Modern Office Lights--Feb 2021 (From AM Studio Toronto)
- Living Room Chandelier-- Fall 2015 (Hand Blown Glass Globes, from AM Studio Toronto)
- New Roof and Skylights--2014
- Roof Top Solar Panels-- Fall 2024
- Furnace and Heat Pump--July 2019 (From Gaslight Heating: all 3 fireplaces and the Furnace and Heat pump serviced once a year)
- Security --the home has an updated Telus Security System
- Backyard DreamCast Design Fire Table Quadra 48" x 36" with 110,000 BTU in Moonlight --Fall 2020

Utilities:

- In 2025 the BC Hydro Bills totaled ~ $1,215, and by the owners calculations the Solar panels are providing minimum 30% of their power.
- In 2025 the Fortis Gas bill was ~ $1,600 for fireplace and heat pump energy

Brentwood Bay Lifestyle

A personal note from the Sellers:

Honestly, we have loved everything about living here, and we really love this home. This is going to make me cry, as this will always be our perfect dream home. The only problem is family being too far away. That matters most at our age and stage. We have a spectacular view that gives us so much pleasure every single day. Every visitor to the home goes WOW when they see our view!! You can't beat sitting on the deck to enjoy the sun sparkling on the water. We have so many amazing sunset photos!! Brentwood Bay is a very special Village. We have taken advantage of the lovely Island weather and enjoyed lots of the hiking trails and cycling trails nearby. I love taking my paddle board out in the Bay and seeing many ocean creatures. We have met wonderful friends here. Walking the dogs around the Brentwood Bay path is one of our favourite things, and theirs!! We love the stunning beauty of Butchart Gardens, and have had many walks and excellent meals there. We appreciate that there are a lot of choices nearby when we want to have a meal out. Our proximity to the airport and the ferries has been a real bonus when we travel. We have really enjoyed our up-island travels as well. Victoria is a gorgeous city! There is always so much to see and do.



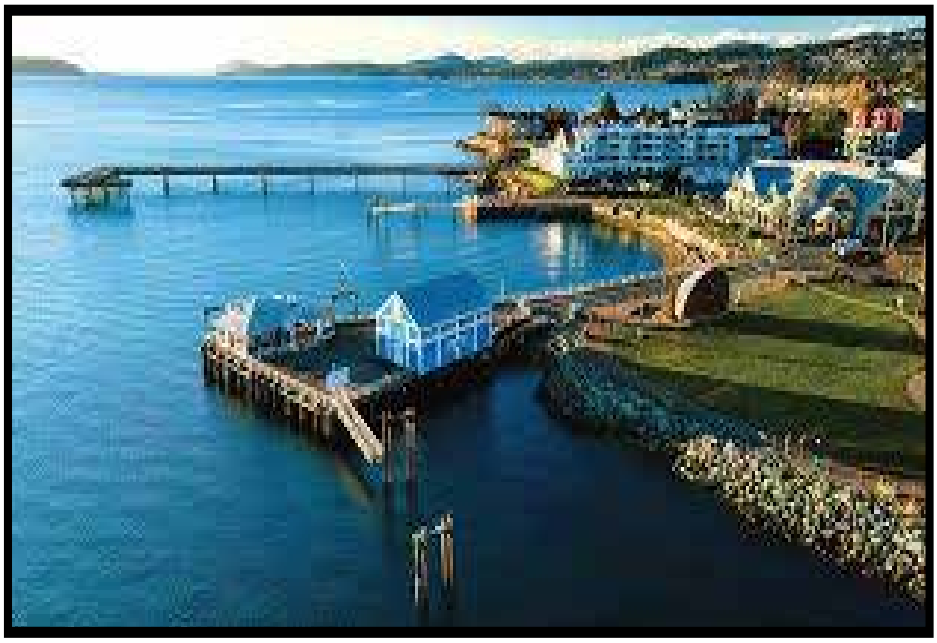




Saanich Peninsula & Victoria

Brentwood Bay is a charming seaside community of about 17,000 people is known for its resort-and-spa, marinas, boutique shops, oceanside walkway, and the iconic Butchart Gardens.

The seaside town of Sidney is only 15 minutes north, and offers a wide variety of amenities, restaurants, shopping & annual festivies.



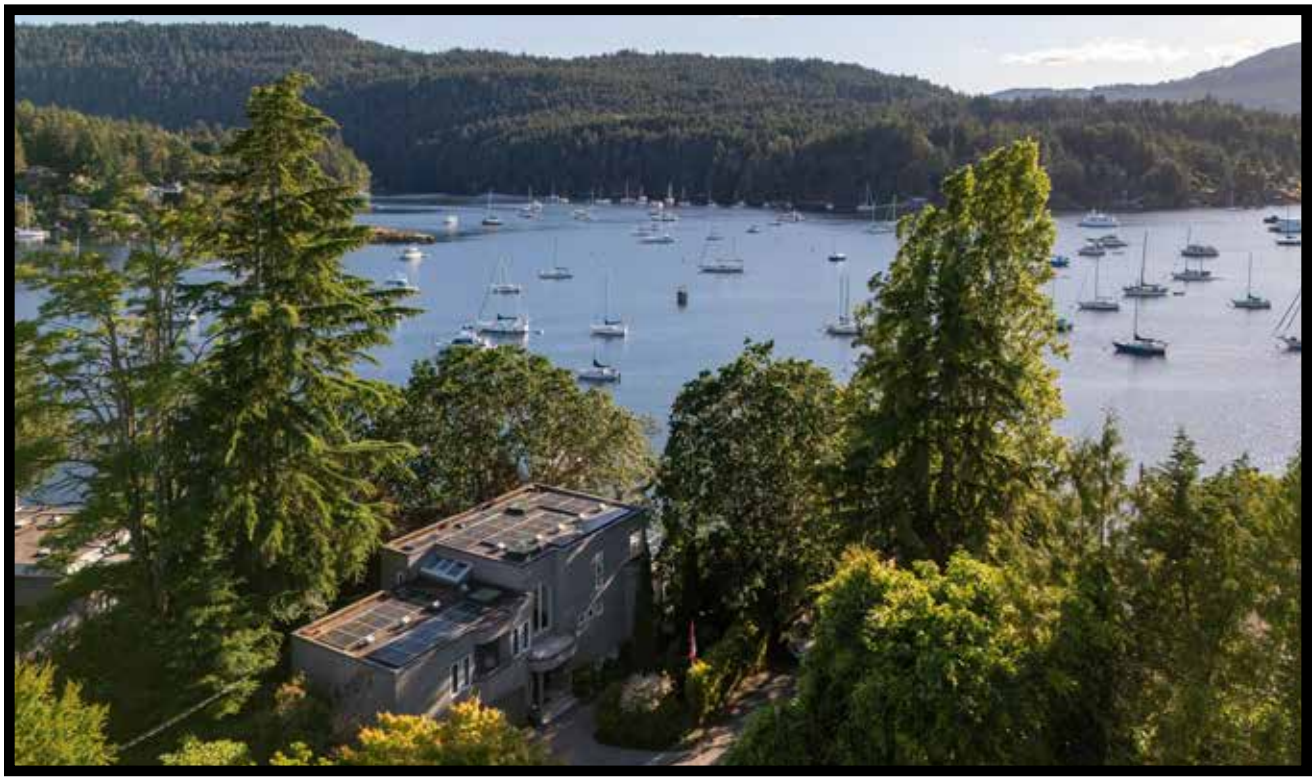


British Columbia's capital city is roughly a half-hour drive from Brentwood Bay.

Victoria has a wide array of options for quality entertainment, fine dining, and recreation activities. Even so, the city of 100,000 people is known for maintaining a friendly, small-town atmosphere.

Property Statistics

PID:	000-985-571
Plan:	VIP38812
Lot:	1
Sec:	11
Land District:	65
Taxes:	$13,303 (2025)
Approx. Lot Size:	5,576 ft^2
Total Finished:	3,800 ft^2
First Floor:	1,018 ft^2
Second Floor:	100 ft^2
Third Floor:	1,149 ft^2
Fourth Floor:	671 ft^2
Fifth Floor:	862 ft^2
Decks & Patios:	680 ft^2
Unfinished:	90 ft^2
Bedrooms:	3
Bathrooms:	4
Kitchens:	1
Flooring:	Hardwood, Tile & Carpet
Heating:	Heating Floor Radiant, Air Conditioning Heat Pump
Fuel:	Natural Gas
Exterior Finish:	Stucco
Roof:	Torch-on
Parking:	Garage Triple/Driveway
Water:	Municipal
Waste:	Sewer
Assessed Value:	$2,491,000

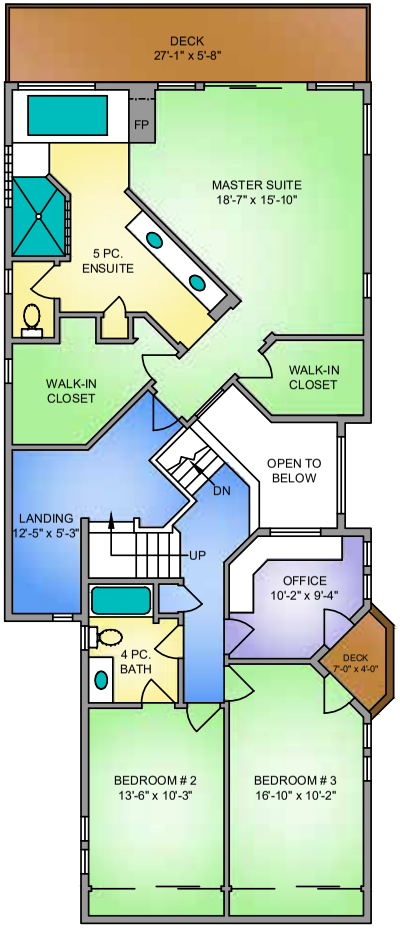


All details, figures and approximate measurements have been obtained from sources deemed to be reliable, but are not warranted or guaranteed to be correct by Coldwell Banker Oceanside Real Estate, or its agents. If information is important, please acquire an independent verification.

This publication is protected by copyright - Marilyn Ball ©2026

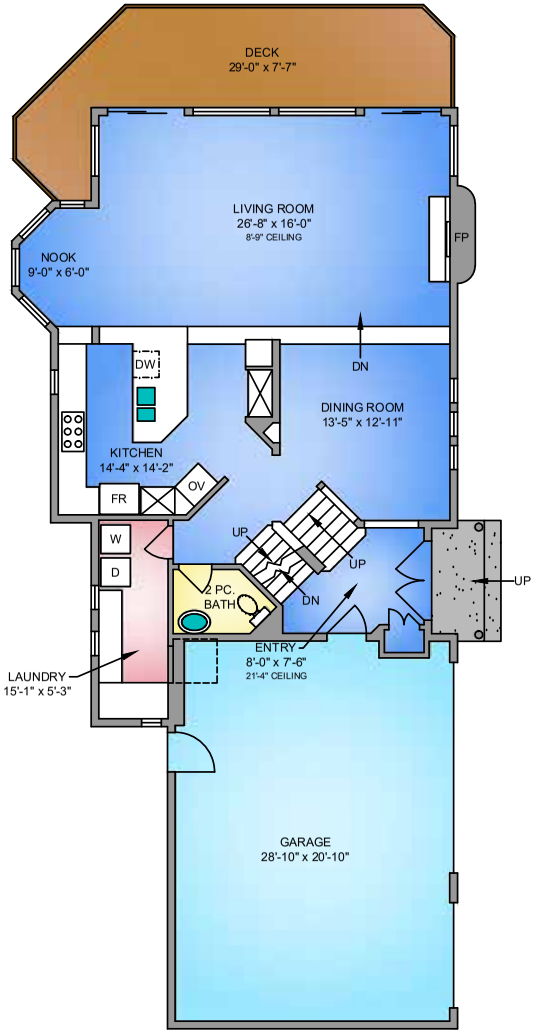
Floor Plans

FIFTH FLOOR
862 SQ. FT.



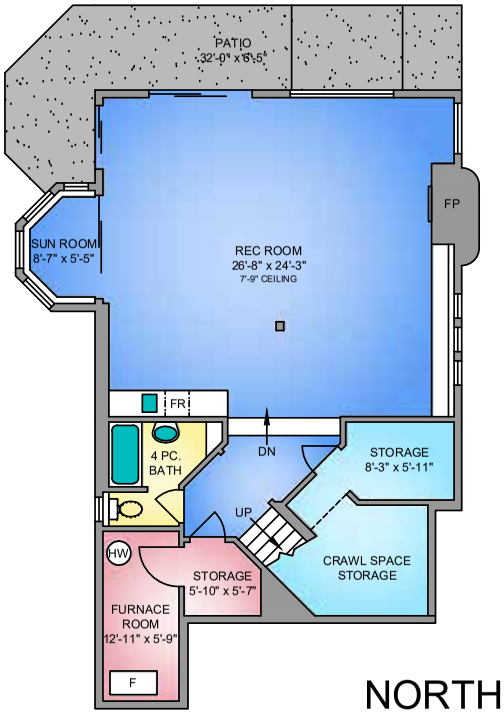
FOURTH FLOOR
671 SQ. FT.

THIRD FLOOR
1149 SQ. FT.



SECOND FLOOR
100 SQ. FT.

FIRST FLOOR
1018 SQ. FT.



NORTH

0' 5' 10'
SCALE

7090 BRENTWOOD DRIVE

PREPARED FOR THE EXCLUSIVE USE OF MARILYN BALL
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)			
	FINISHED	UNFINISHED	GARAGE	DECK / PATIO
FIRST	1018	90	0	256
SECOND	100	0	640	0
THIRD	1149	0	0	248
FOURTH	671	0	0	22
FIFTH	862	0	0	154
TOTAL	3800	90	640	680

PROPERMEASURE™ PRECISION
250-884-9753
matt@propermeasure.com
www.propermeasure.com

Location & Aerial View







7090 Brentwood Drive