



# 11353 HUMMINGBIRD PLACE

North Saanich





FOR SALE



# 11353 Hummingbird Place

## North Saanich

### SUMMARY OVERVIEW



LISTING PRICE:

\$2,295,000



LIVING AREA:

3,573 sq. ft.



BEDROOMS:

3



BATHROOMS:

3





Situated at the end of a quiet country street on a picturesque 1.42-acre lot, this impeccably maintained home boasts superior quality and craftsmanship. Highlights include a spacious main floor living area w/ oversized windows, an incredible kitchen w/ gorgeous cabinetry & premium appliances including 48" Wolf gas range, large media room, & office. Upstairs you will find 3 bedrooms including a spacious primary w/ walk-in closet & serene ensuite. Step outside to an incredible outdoor living space w/ expansive concrete patio that's perfect for entertaining or enjoying your private backyard, cool off in the pool, or walk the paths to the various garden beds, green house, & work shed. Other highlights include an oversized double-car garage w/ workshop & 2 enclosed balconies offering a perfect place to enjoy your morning coffee or a book. Situated within close walking distance to Horth Hill & just a short drive to BC Ferries, the Airport, & the Town of Sidney. This is an incredible home offering outstanding quality & value.

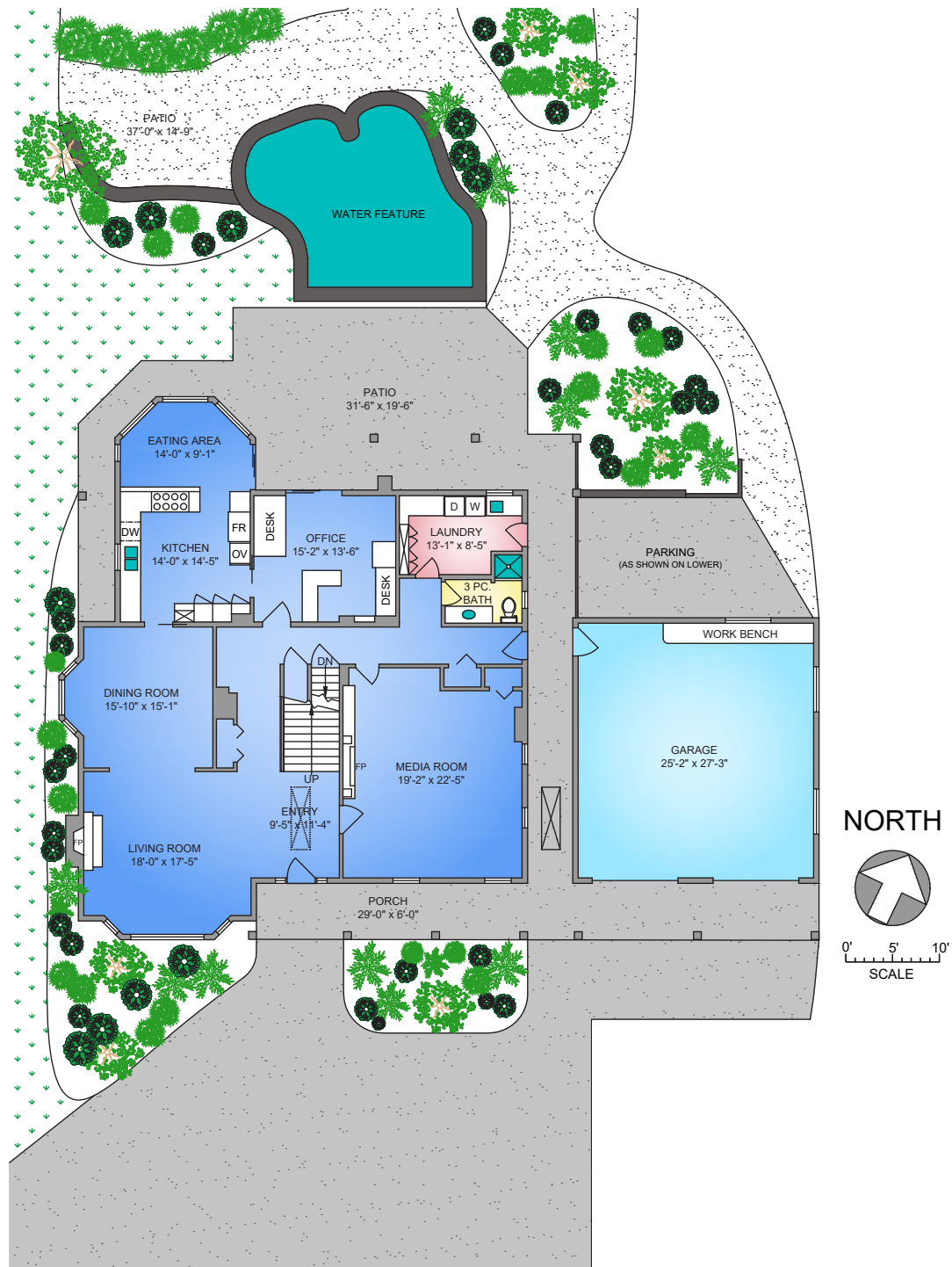


# Property Floorplan

Main Floor 2,209 sq. ft.  
Upper Floor 1,364 sq. ft.

**TOTAL AREA 3,573 sq. ft.**

Unfinished Lower 1,241 sq. ft.  
Patio/Balcony 1,481 sq. ft.  
Garage 747 sq. ft.







# Property Floorplan

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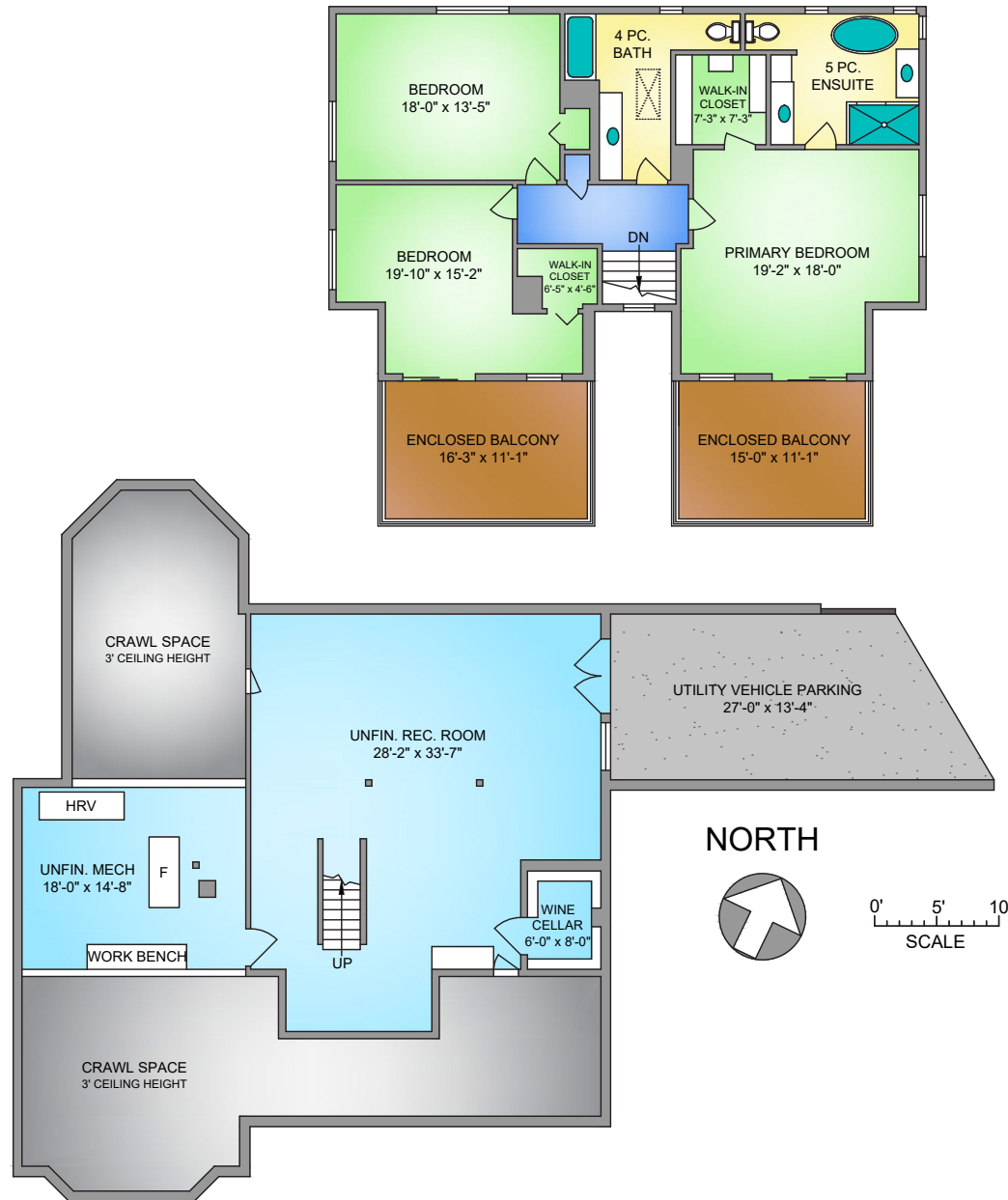
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## OUT BUILDINGS

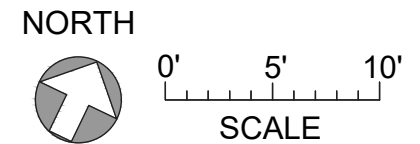
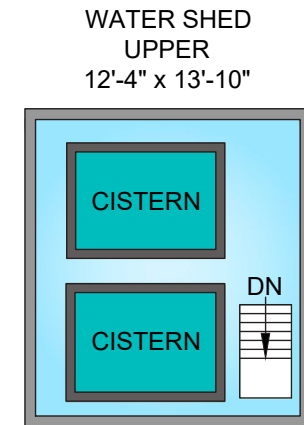
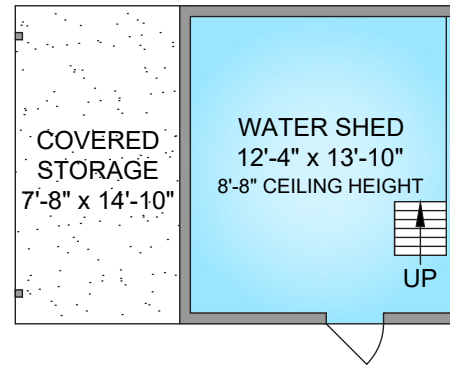


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## Property Photos

EXTERIOR







# Property Photos

INTERIOR







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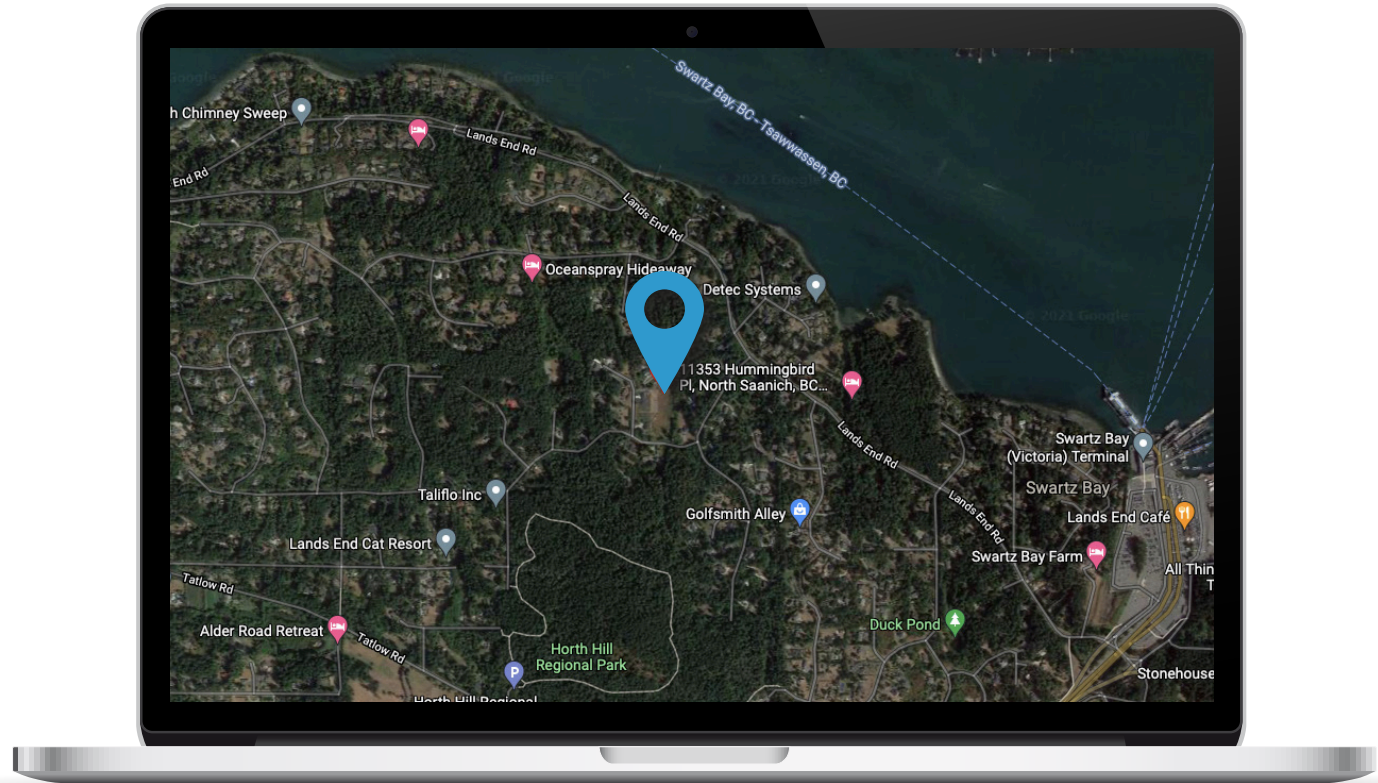
INTERIOR





# Location

(GIS) MAPPING







**CHACE  
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