



# 11353 HUMMINGBIRD PL

North Saanich







FOR SALE



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North Saanich

SUMMARY OVERVIEW



LISTING PRICE:

\$1,795,000



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 & craftsmanship. Highlights include a spacious main floor living area w/ oversized windows, an incredible kitchen w/ gorgeous cabinetry & premium appliances including 48" Wolf range, large media room, & office. Upstairs you will find 3 bedrooms including a spacious primary w/ walk-in closet & 5-pc ensuite. Step outside to an incredible outdoor living space w/ expansive 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, & endless Hobby Farming possibilities. Other highlights include heat pump with A/C for year comfort, an oversized double-car garage w/ workshop, 2 enclosed balconies, & unfinished basement offering ample storage. 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.

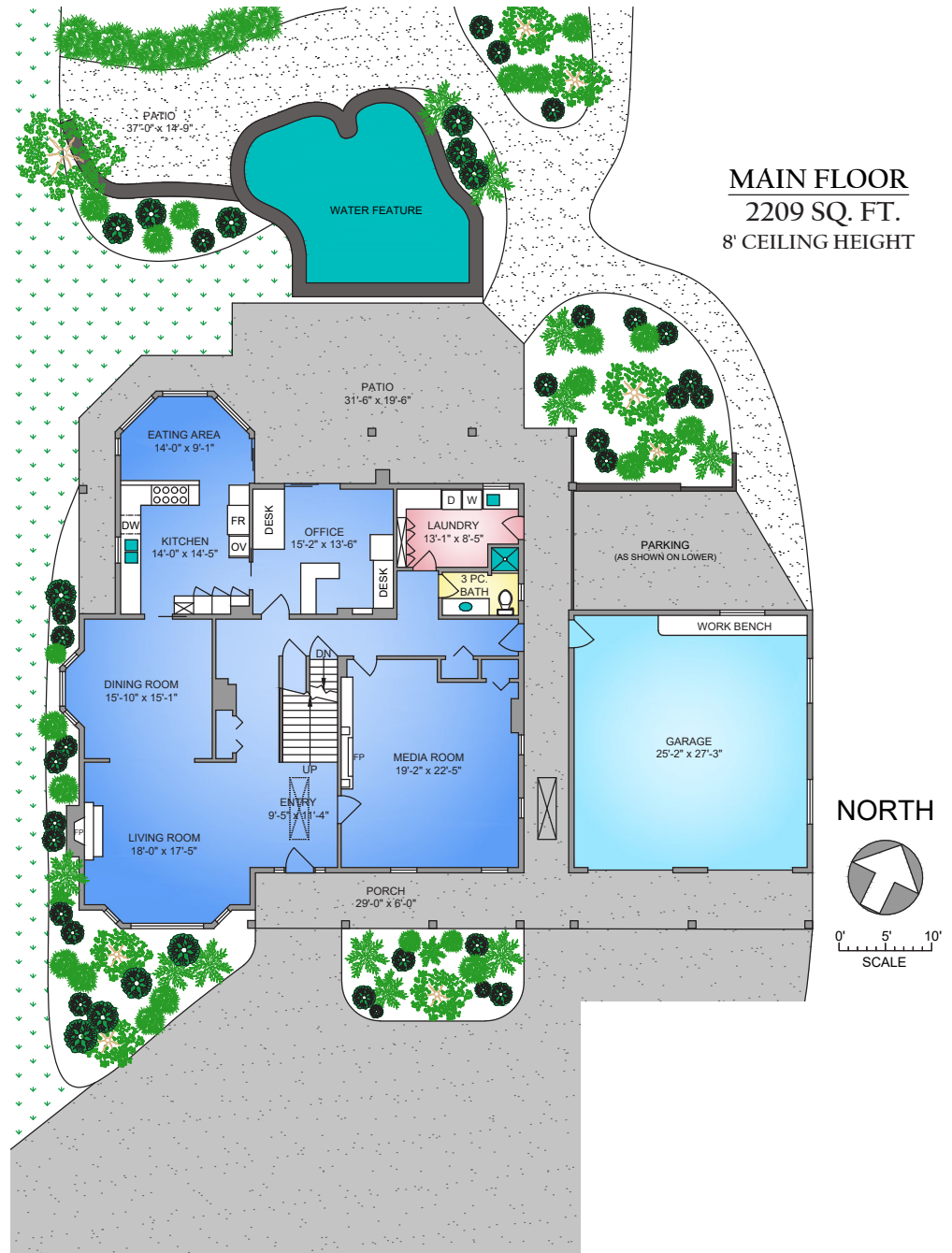


## Property Floorplan

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

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

Lower Floor 1,241 sq. ft.  
Garage 747 sq. ft.  
Deck/Patio 1,481 sq. ft.



\* DIMENSIONS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS





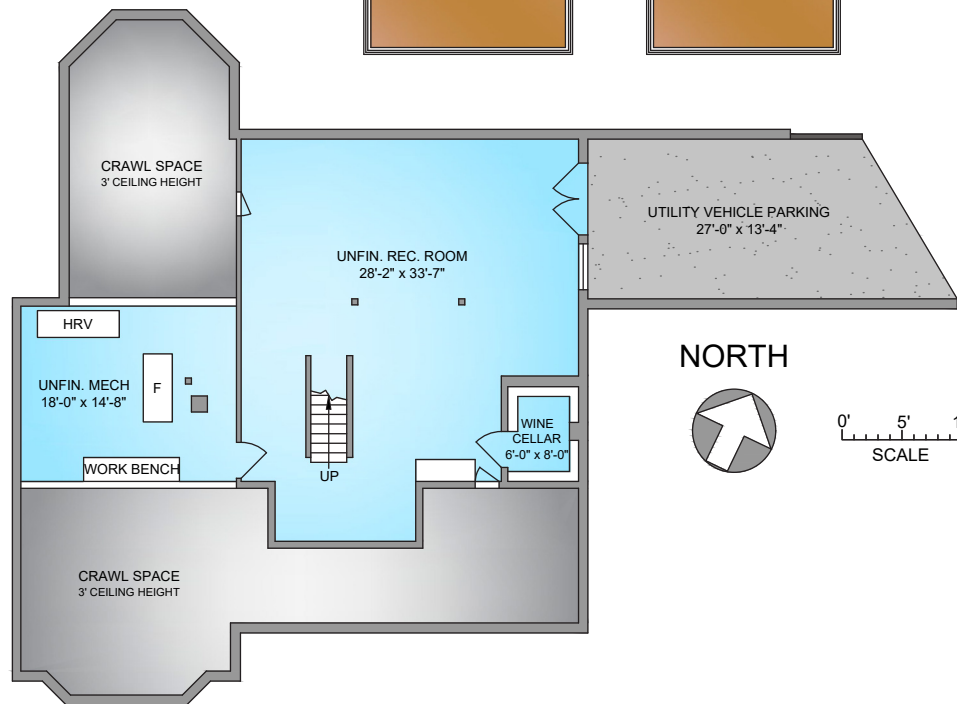
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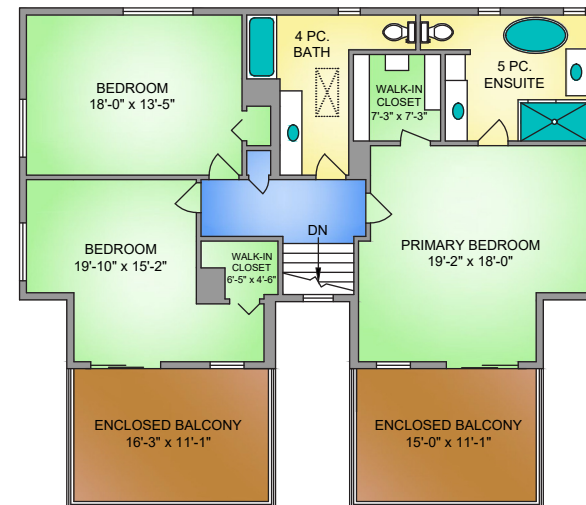
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### LOWER FLOOR 1241 SQ. FT. 7' CEILING HEIGHT



### UPPER FLOOR 1364 SQ. FT. 8' CEILING HEIGHT



NORTH



0' 5' 10'  
SCALE

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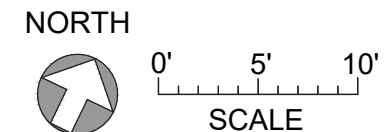
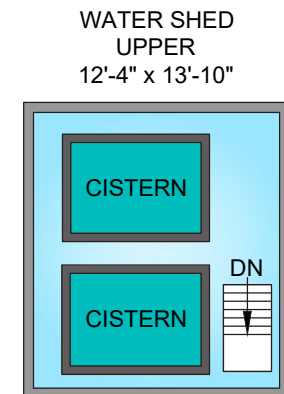
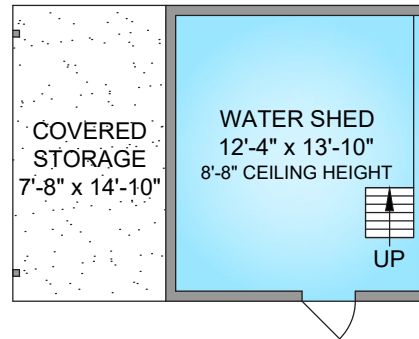
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## OUT BUILDINGS



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## Property Photos

EXTERIOR







# Property Photos

## KITCHEN







## Property Photos

INTERIOR







## Property Photos

PRIMARY  
BEDROOM

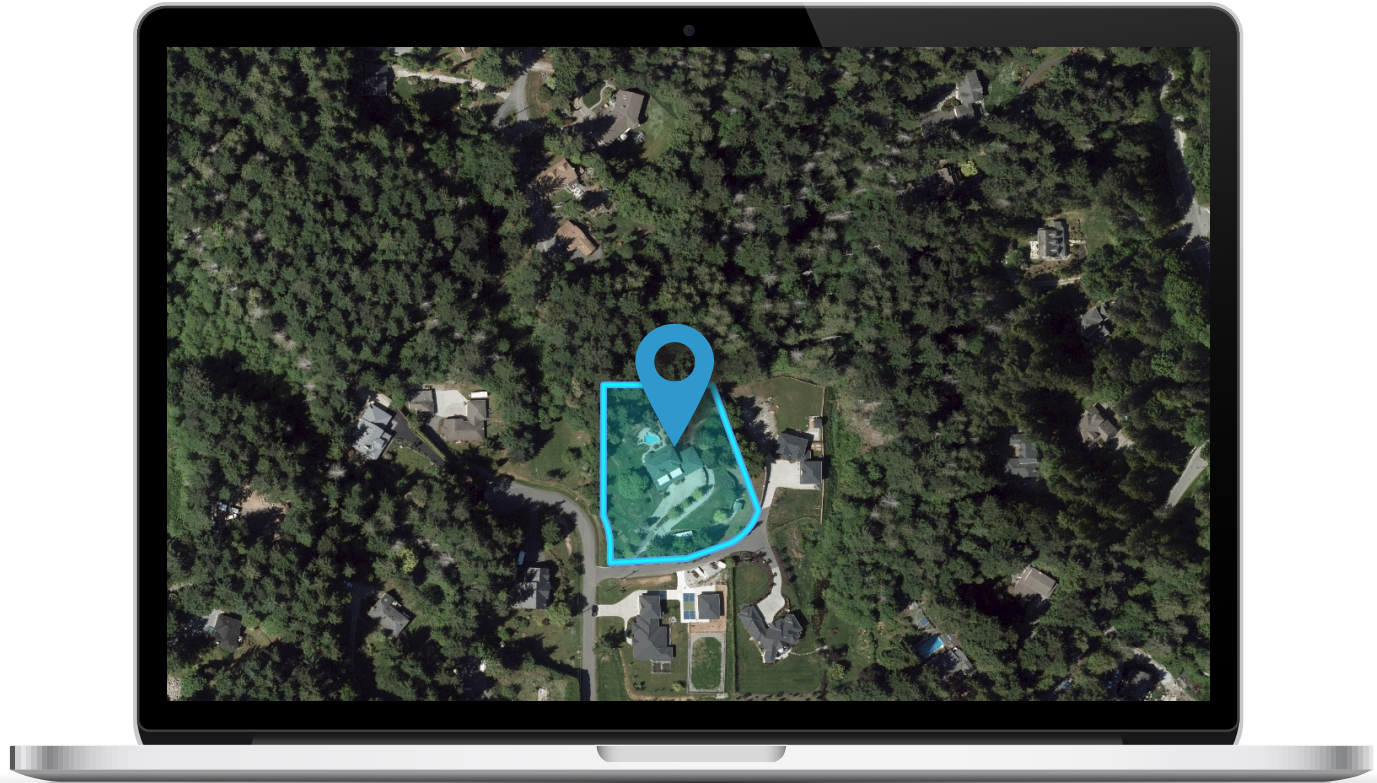






## Location

(GIS) MAPPING





## The Silent Strata

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*“When the land was first subdivided and developed to form the Hummingbird neighbourhood, the “strata” was required to enable all 6 homes to manage the state of the art treatment system that they all share. It also enabled the placement of a short access road into the neighbourhood that provides road access to the two back lots. The strata cannot dictate to any person or family what they can or can’t do on their property, so all homeowners on Hummingbird Place have the same autonomy and privacy to enjoy and/or develop their property as all other home owners in North Saanich. The reality is that without a district sewer system in much of North Saanich, each home in North Saanich must have a septic system. The benefits of the Hummingbird neighbours is that the homes share the costs of the Hummingbird state of the art “treatment” system, ensuring that on average each homeowner pays less each year than the typical private system. Each home owner can also be proud that the environment benefits too, because this state of the art treatment system only releases treated purified water into the environment rather than the typical non-treated effluent that is released by a private standard septic system. Monthly meetings are not necessary for this strata. This strata meets for just 30 minutes once per year to discuss the operation of the treatment system, to have a friendly chat with each other, and catch up on any neighbourhood news. Attending that one meeting per year is completely voluntary”.*

-Roger & Nancy Chown







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