



# 62 HARTLAND AVENUE

Saanich







FOR SALE



62 Hartland Avenue

SUMMARY OVERVIEW



LISTING PRICE:

\$1,450,000



LIVING AREA:

2071 sq. ft.



BEDROOMS:

3



BATHROOMS:

2



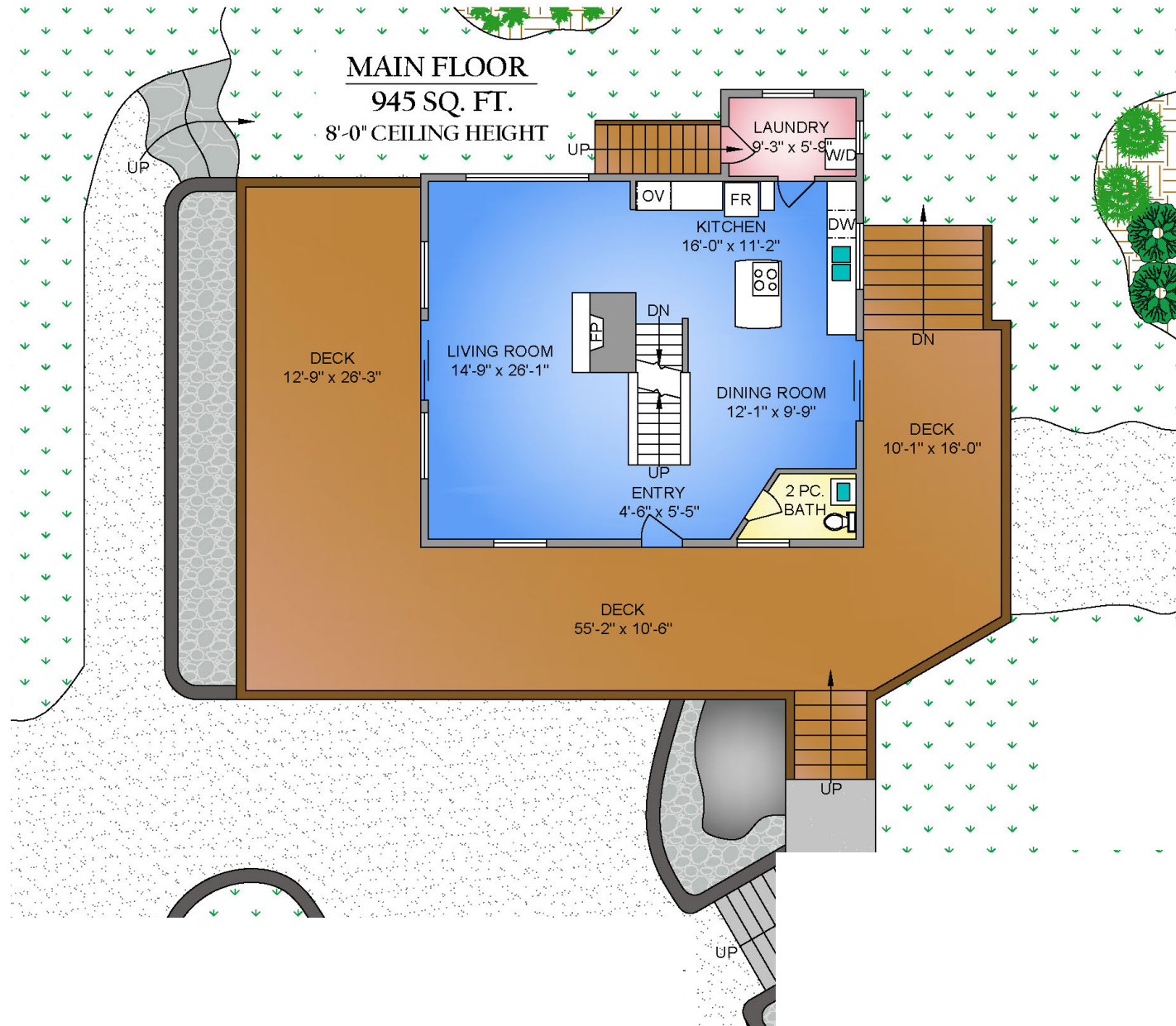


Perched high on a private 5-acre estate, this beautiful Westcoast home offers unparalleled privacy, all-day sun, and breathtaking views. Surrounded by nature and ocean glimpses of the Saanich Inlet, this captivating property is a tranquil retreat just minutes from Victoria. Featuring 2,071 sq.ft of living space with a functional & open floor plan that offers two spacious bedrooms on the upper level, and a lower rec room w/ potential to add a third bedroom or suite. The main level features large windows that fill the space with natural light, and a gorgeous kitchen that opens to a spectacular wraparound sundeck, ideal for entertaining or enjoying stunning sunsets. Additional highlights include an oversized garage, a 1,050 sq.ft detached shop, and ample parking. This is a rare opportunity to own a sun-drenched acreage in one of Saanich's most scenic locations, with extensive trail networks leading from your back yard to world class hiking and mountain biking, and just 20 minutes from downtown Victoria.



## Property Floorplan

Main	945 sq. ft.
Upper	473 sq. ft.
<b>TOTAL AREA</b>	<b>2,071 sq. ft.</b>
Garage	1625 sq. ft.
Deck/Patio	1073 sq. ft.
Lot Size	5 Acres



3 ONLY AND ARE NOT TAKEN FROM ORIGINAL BLUEPRINTS





## Property Floorplan

Main 945 sq. ft.  
Upper 473 sq. ft.

**TOTAL AREA 2,071 sq. ft.**

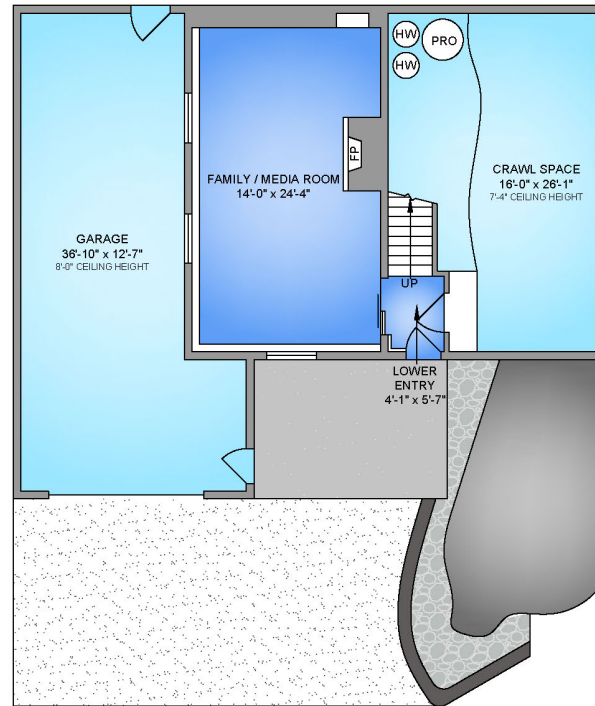
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### LOWER FLOOR

472 SQ. FT.

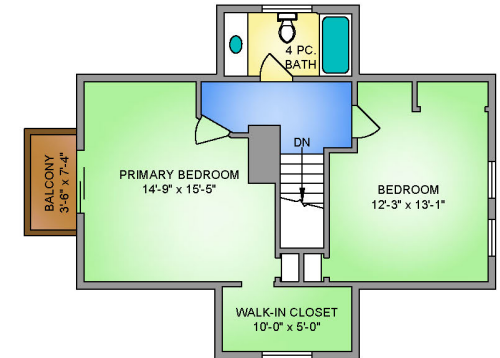
7'-9" CEILING HEIGHT



### UPPER FLOOR

654 SQ. FT.

8'-0" CEILING HEIGHT



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



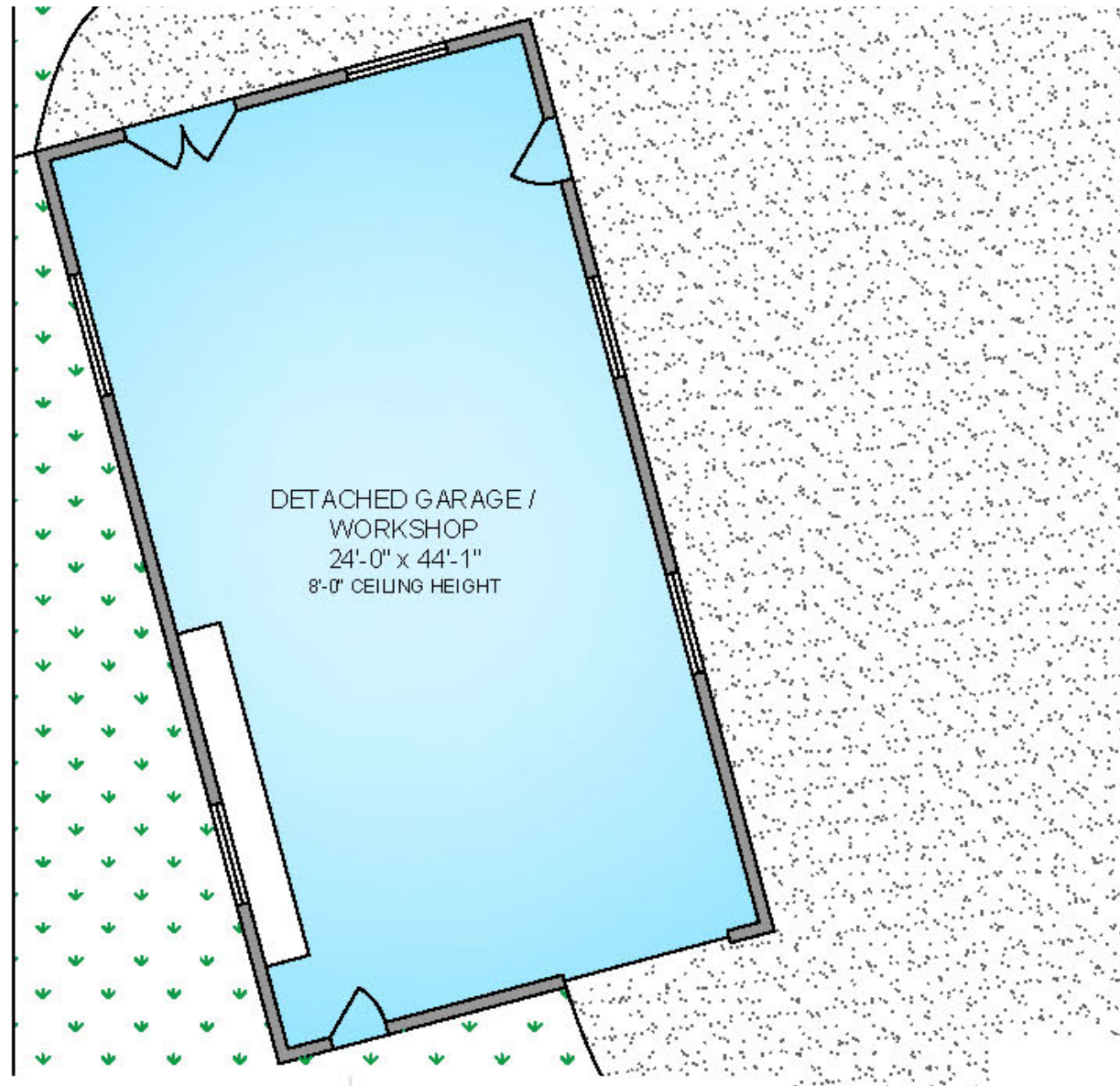
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## Property Photos

EXTERIOR







# Property Photos

KITCHEN







## Property Photos

INTERIOR







# Property Photos

EXTERIOR

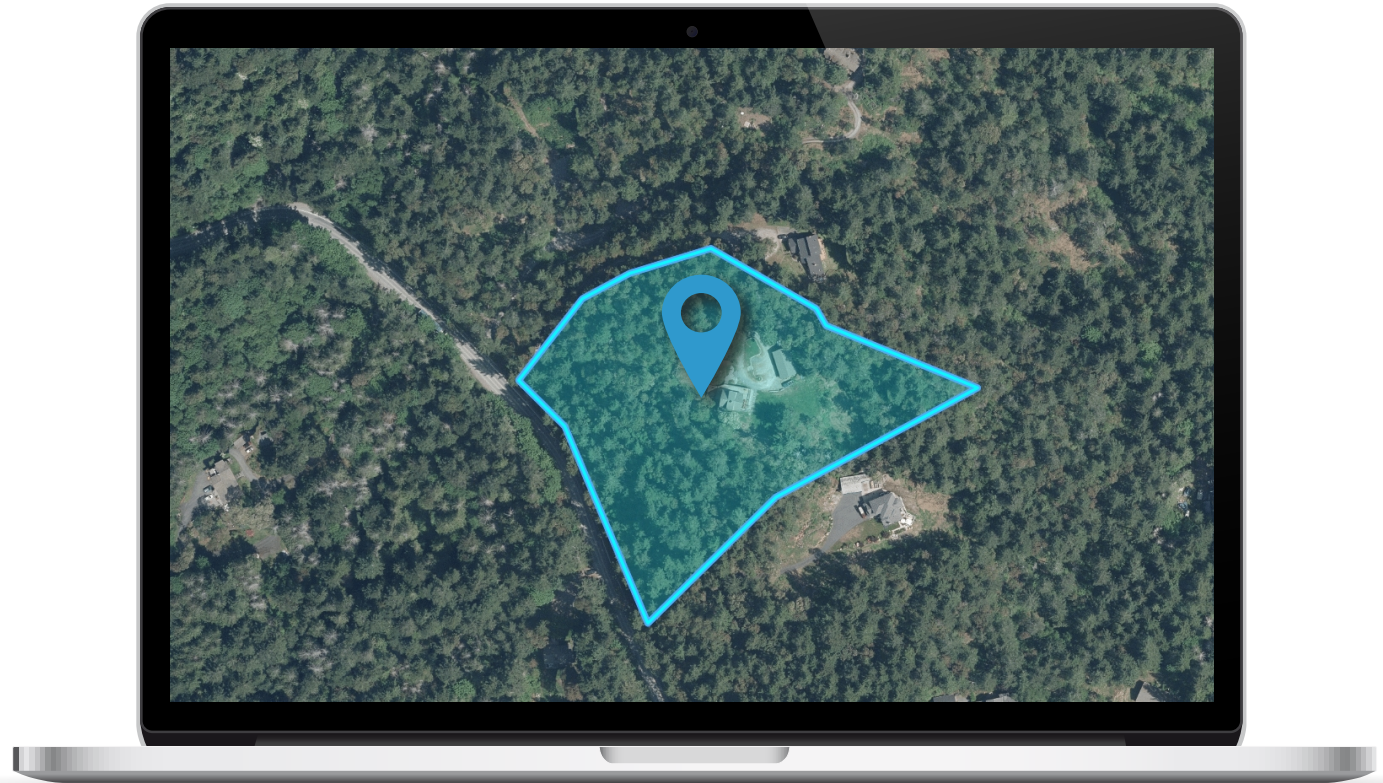




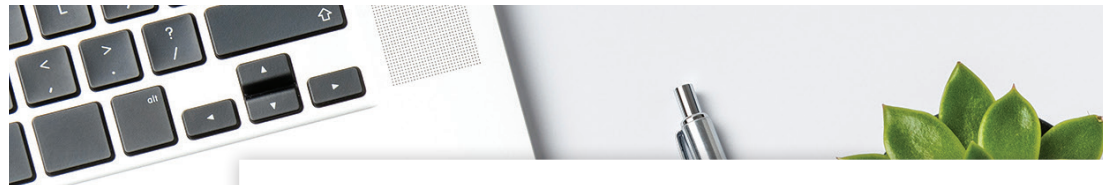


## Location

(GIS) MAPPING











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