

# 1183-1193 HILLGROVE

North Saanich





FOR SALE



# 1183-1193 Hillgrove Rd

## SUMMARY OVERVIEW



LISTING PRICE: \$1,399,000



LIVING AREA: 1,168 sq. ft.



BEDROOMS: 2



BATHROOMS: 1



A truly rare and exceptional offering in North Saanich: 1183 & 1193 Hillgrove Rd, two legal titles totaling 2.9 acres with R-3 zoning. Comprised of 1.83 acres and 1.07 acres, this property presents outstanding future potential to build two single-family homes, with zoning that allows either guest cottages or secondary suites on parcels over 1 acre. Tucked away at the end of a quiet no-through street, the land is fully fenced and surrounded by mature forest, making it ideal for livestock or a hobby farm while offering a private, park-like setting. The existing 2 bed, 1 bath home (1,168 sq.ft.) offers flexibility to rent or occupy while planning future development, or may be removed to maximize the property's full potential. Features include a private well ideal for irrigation, southern exposure, and a mix of sloped, treed hillside with flatter usable land below. Hiking trails connect near the driveway entrance. Buyer to verify all zoning, development, servicing, and property-related details with the District of North Saanich.



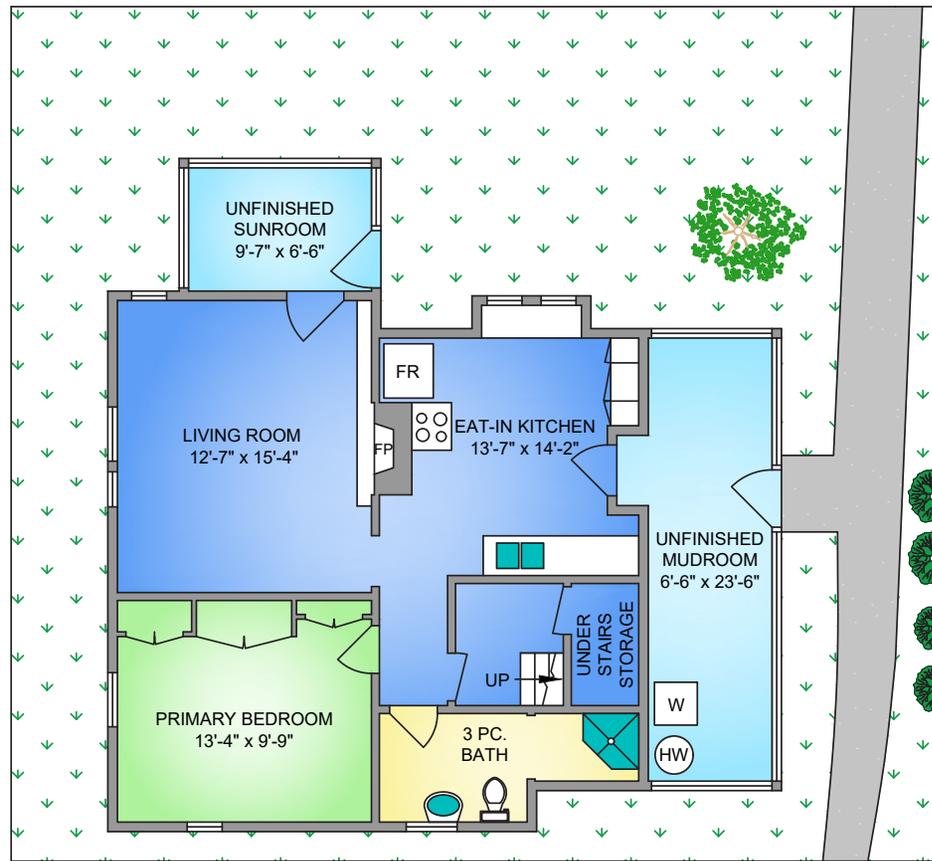
# Property Floorplan

Main 769 sq. ft.  
Upper 399 sq. ft.

**TOTAL AREA 1,168 sq. ft.**

Workshop 234 sq. ft.  
Shed 161 sq. ft.

Lot Size 2.9 Acres



## UPPER FLOOR

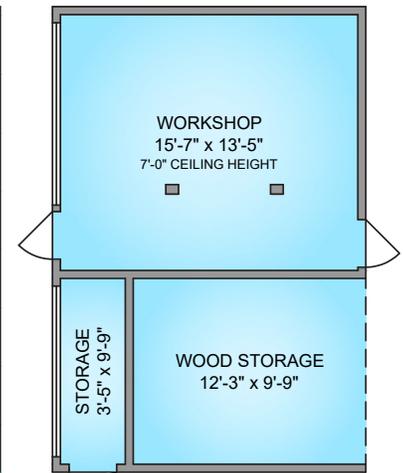
399 SQ. FT.

3'-2" to 6'-8" VAULTED CEILING



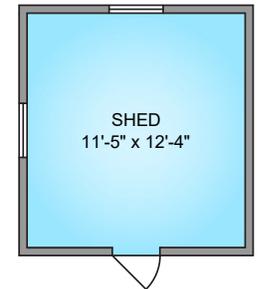
## FARM STALL

78 SQ. FT.



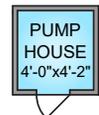
## SHED

161 SQ. FT.



## PUMP HOUSE

21 SQ. FT.



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



# Property Photos

EXTERIOR





# Property Photos

KITCHEN





# Property Photos

INTERIOR





# Property Photos

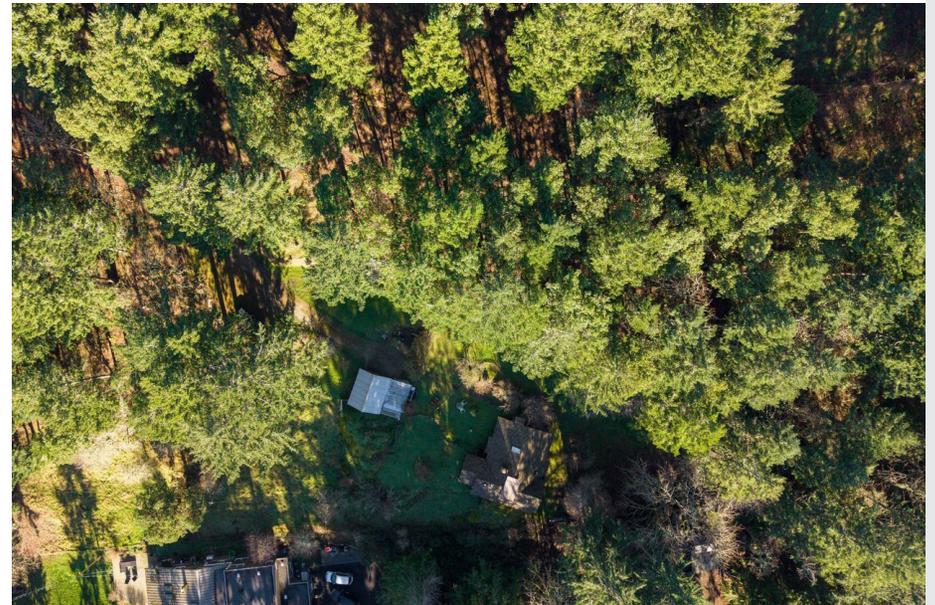
INTERIOR





# Property Photos

EXTERIOR

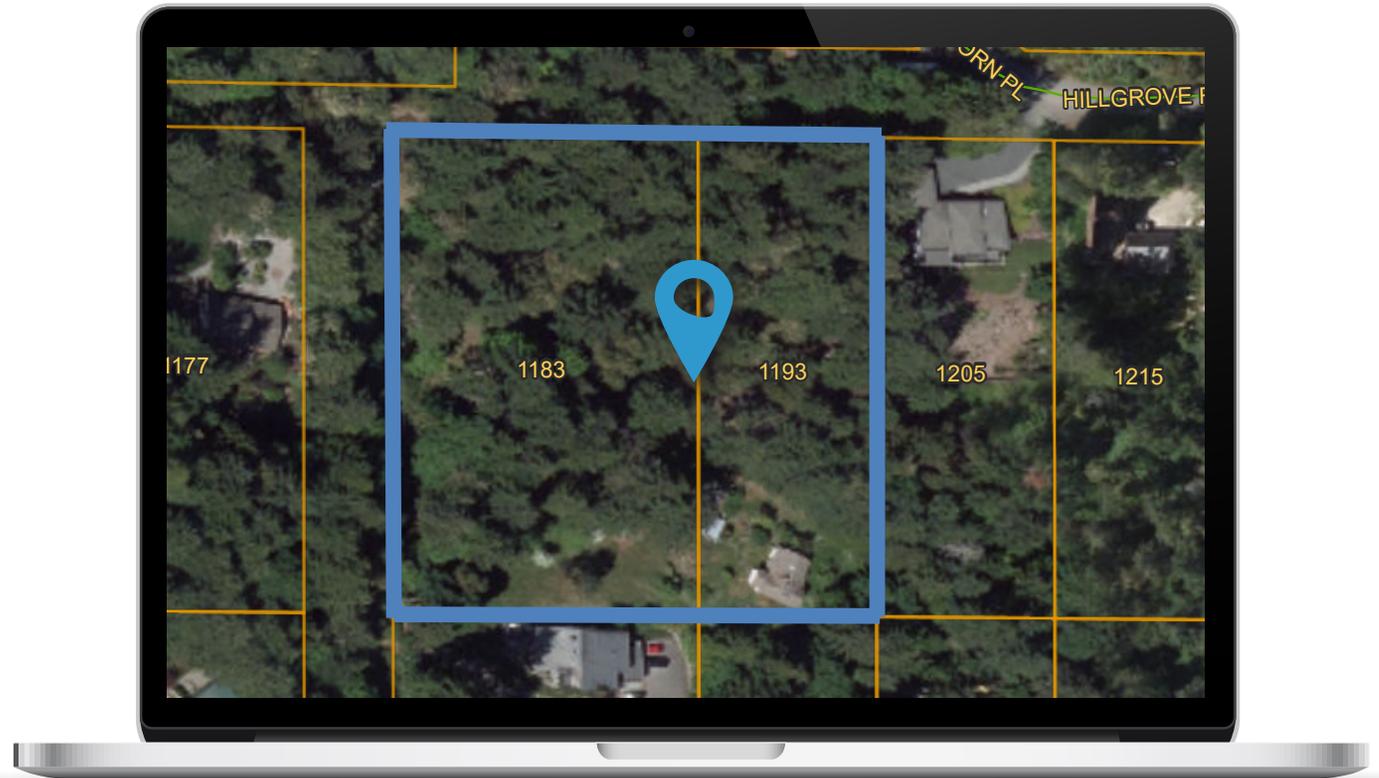






# Location

## SURVEY





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