



1183 HILLGROVE

North Saanich





1183 Hillgrove Rd

SUMMARY OVERVIEW



LISTING PRICE:	\$1,225,000
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LIVING AREA:	1,168 sq. ft.
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BEDROOMS:	2
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BATHROOMS:	1
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A rare opportunity to acquire 2.9 acres across two legal titles in sought-after North Saanich. Situated at the end of a quiet no-through road, this private & fully fenced property offers an exceptional blend of rural tranquility, future flexibility, and development potential. Comprising 1.83 acres & 1.07 acres with R-3 zoning, the property allows for two single-family homes, with zoning provisions for guest cottages or secondary suites on parcels over one acre—ideal for multi-generational living, or long-term investment. Surrounded by mature forest and offering a peaceful, park-like setting, the land is well suited for hobby farming, or creating a private estate. The existing 1,168 sq.ft. two-bedroom home provides rental income or comfortable accommodation while future plans take shape. Additional features include a private irrigation well, sunny southern exposure, a mix of usable level land and natural hillside, and direct access to nearby hiking trails.



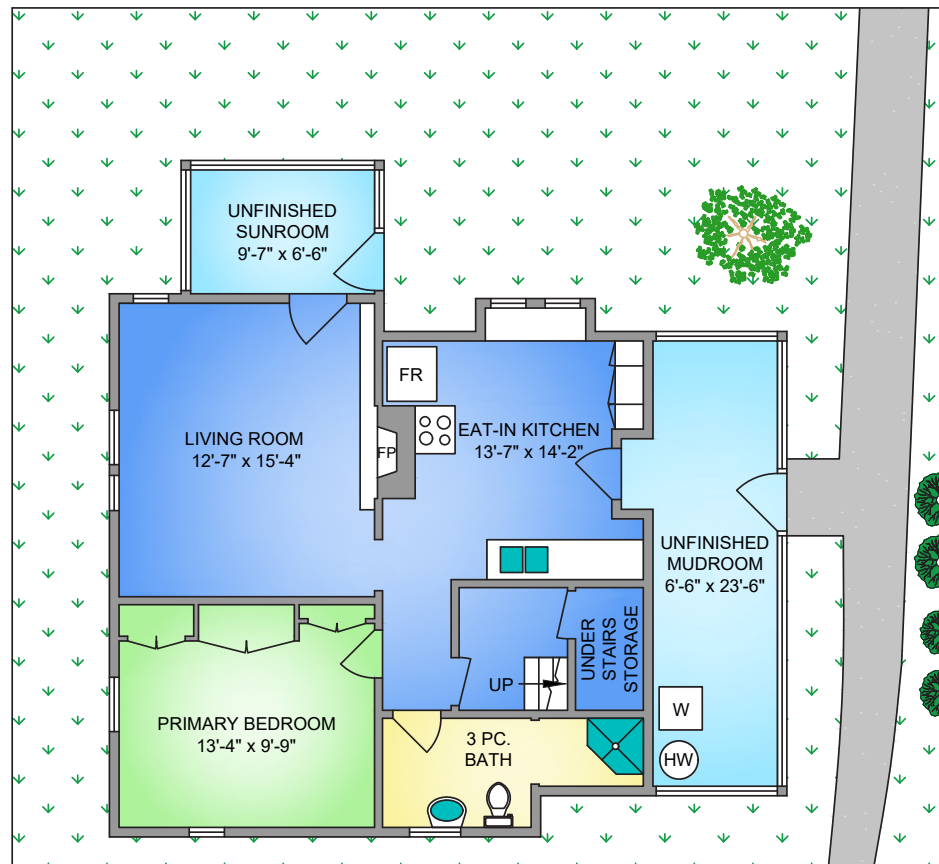
Property Floorplan

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

TOTAL AREA 1,168 sq. ft.

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

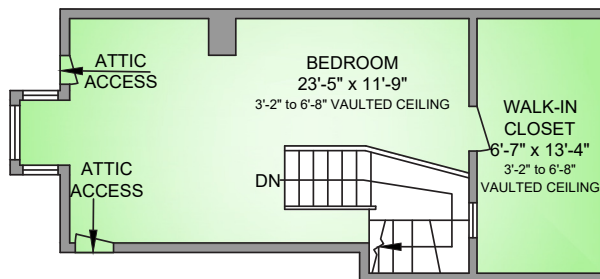
Lot Size 2.9 Acres



UPPER FLOOR

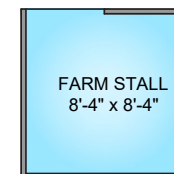
399 SQ. FT.

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



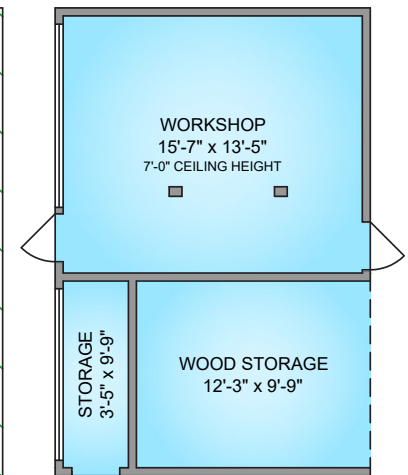
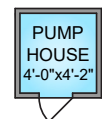
FARM STALL

78 SQ. FT.

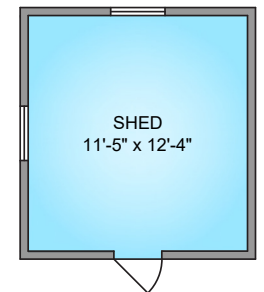


PUMP HOUSE

21 SQ. FT.



SHED
161 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



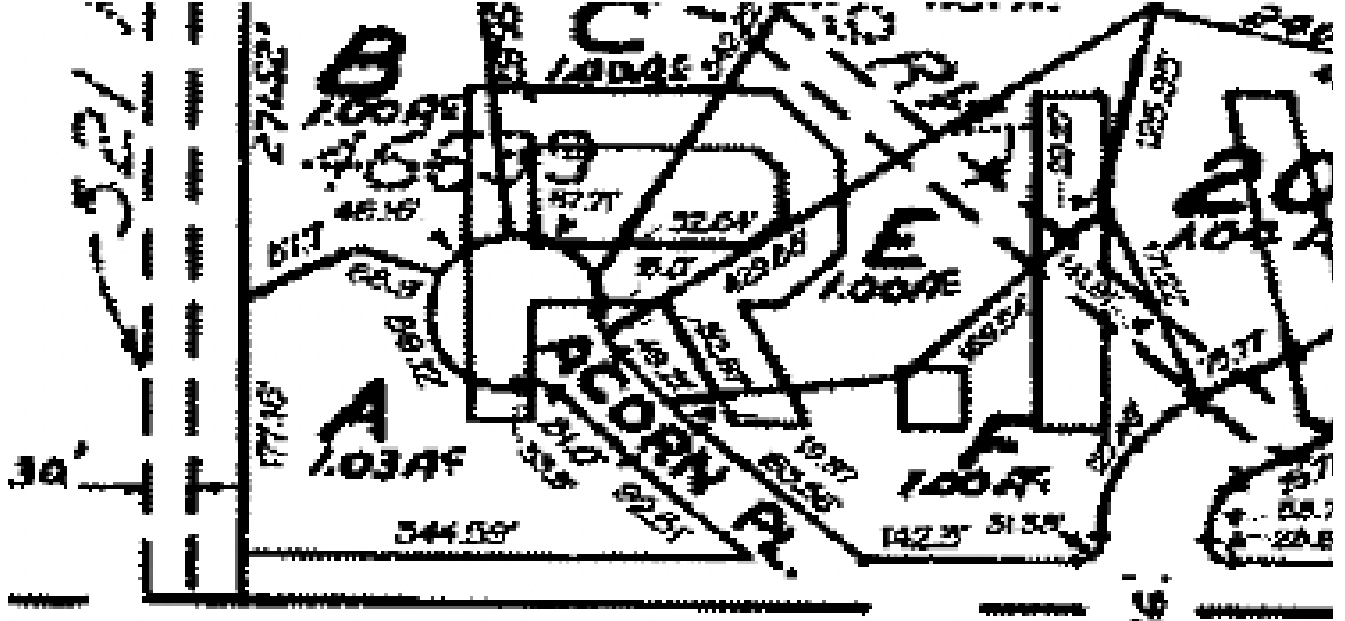


Property Photos

EXTERIOR



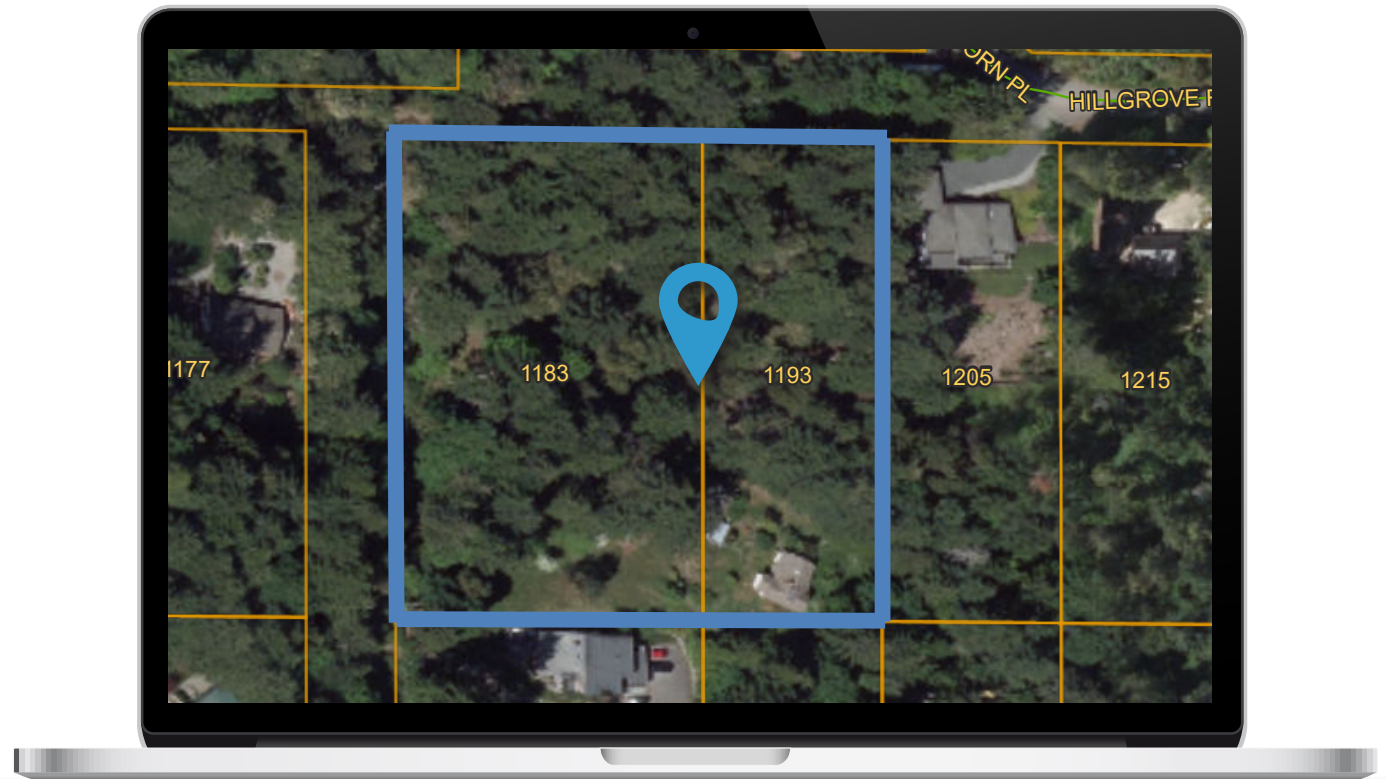






Location

SURVEY







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