

1183 HILLGROVE

North Saanich





1183 Hillgrove Rd

SUMMARY OVERVIEW



LISTING PRICE:

\$1,650,000



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 1.85 acres and 1.05 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.



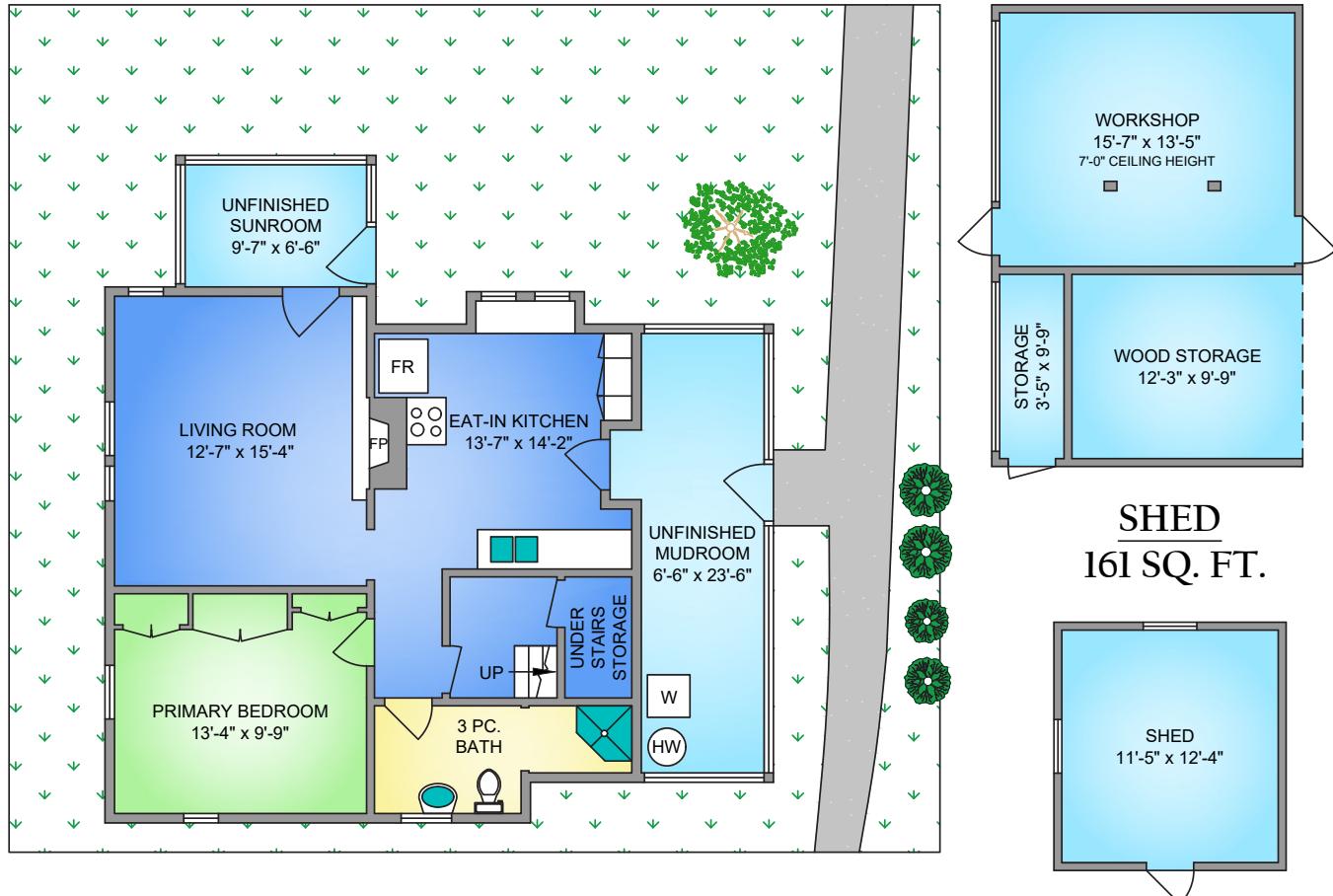
Property Floorplan

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

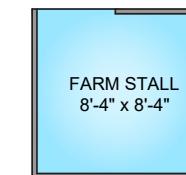
399 SQ. FT.

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

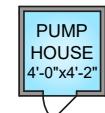


FARM STALL

78 SQ. FT.



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

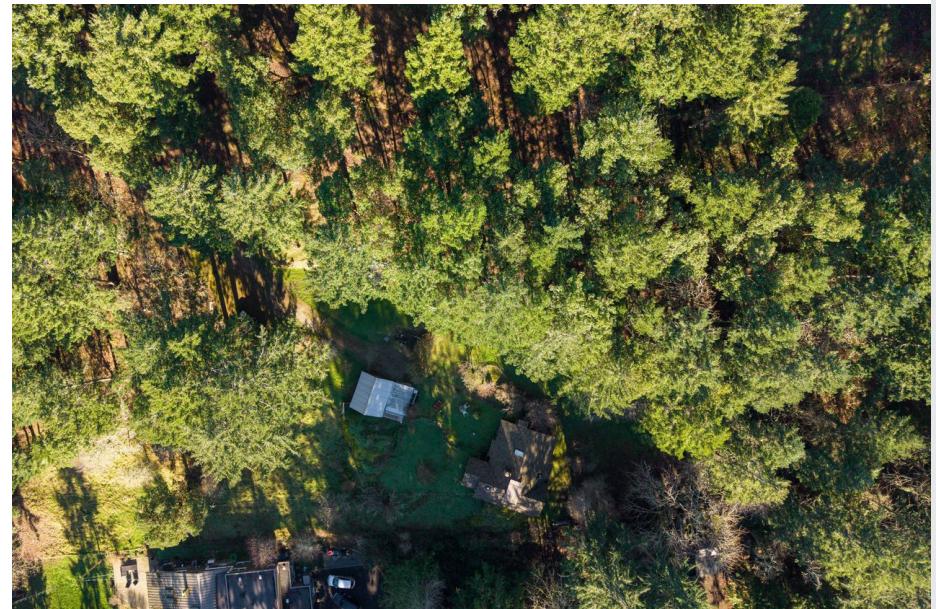
INTERIOR





Property Photos

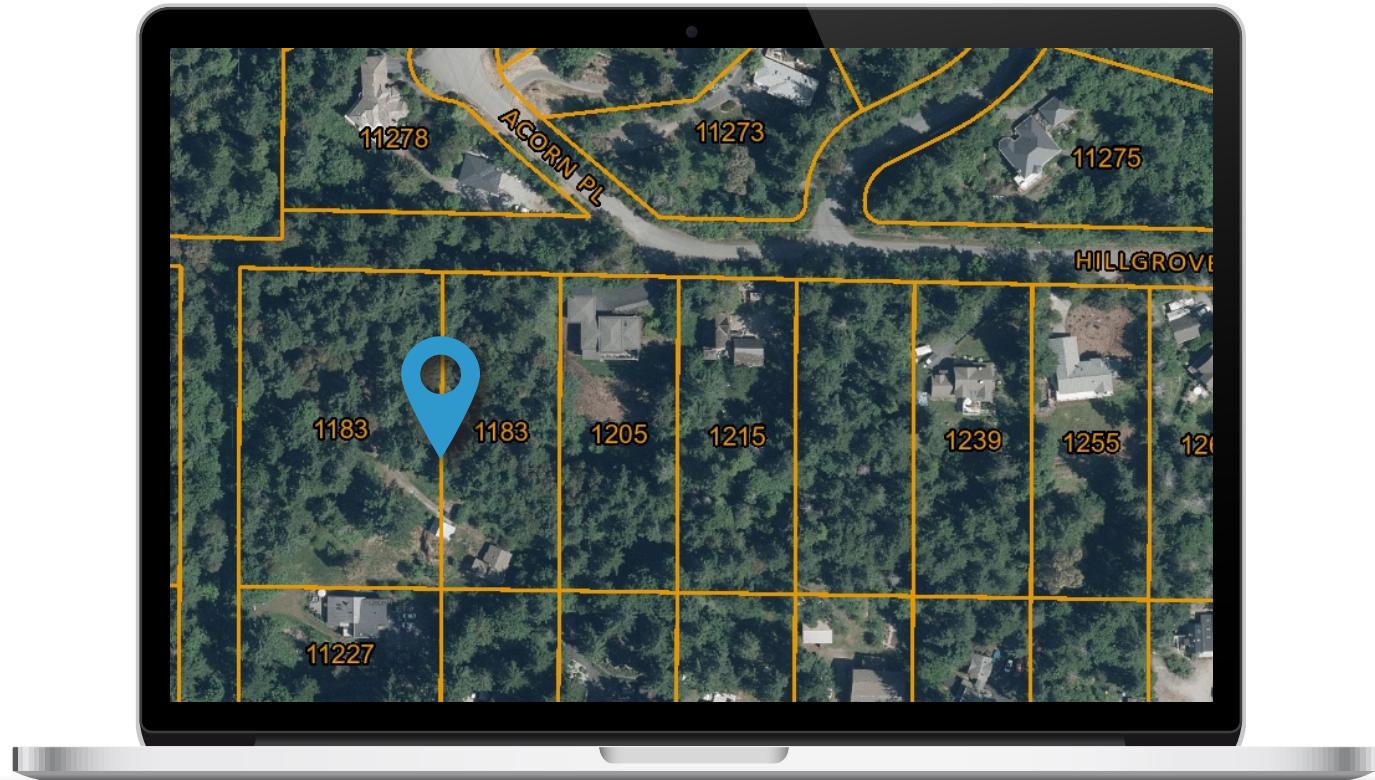
EXTERIOR





Location

(GIS) MAPPING







CEL · 250 818 9338 | TEL · 778 426 2262
Chace@ChaceWhitson.com | ChaceWhitson.com
2411 · Bevan Avenue Sidney, BC · V8L 4M9





**CHACE
WHITSON**
PERSONAL REAL ESTATE CORPORATION



Chace Whitson | 250.818.9338 | Chace@ChaceWhitson.com | ChaceWhitson.com