



# 1183 HILLGROVE

North Saanich







FOR SALE



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.



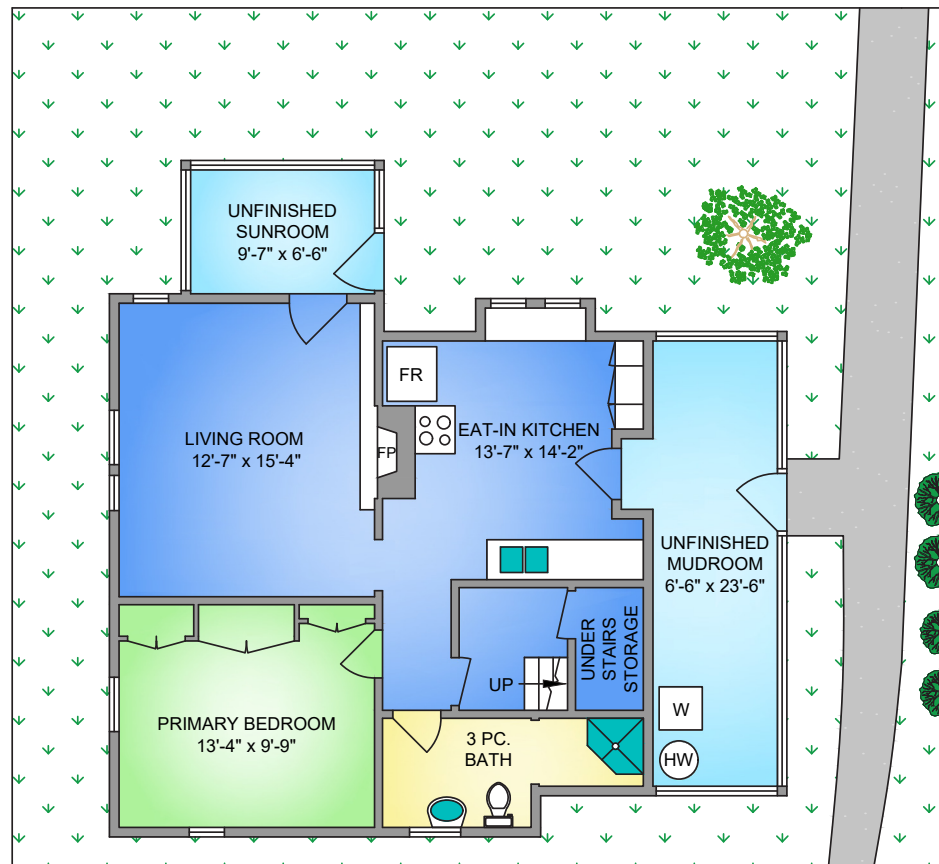
# Property Floorplan

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

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

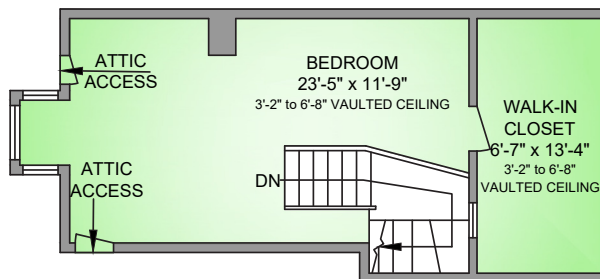
Workshop 234 sq. ft.  
Shed 161 sq. ft.

Lot Size 2.9 Acres

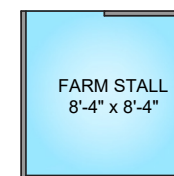


## UPPER FLOOR

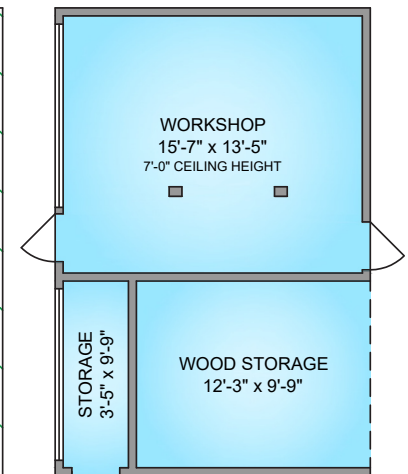
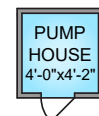
399 SQ. FT.  
3'-2" to 6'-8" VAULTED CEILING



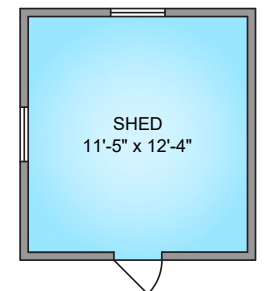
**FARM STALL**  
78 SQ. FT.



**PUMP HOUSE**  
21 SQ. FT.



**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

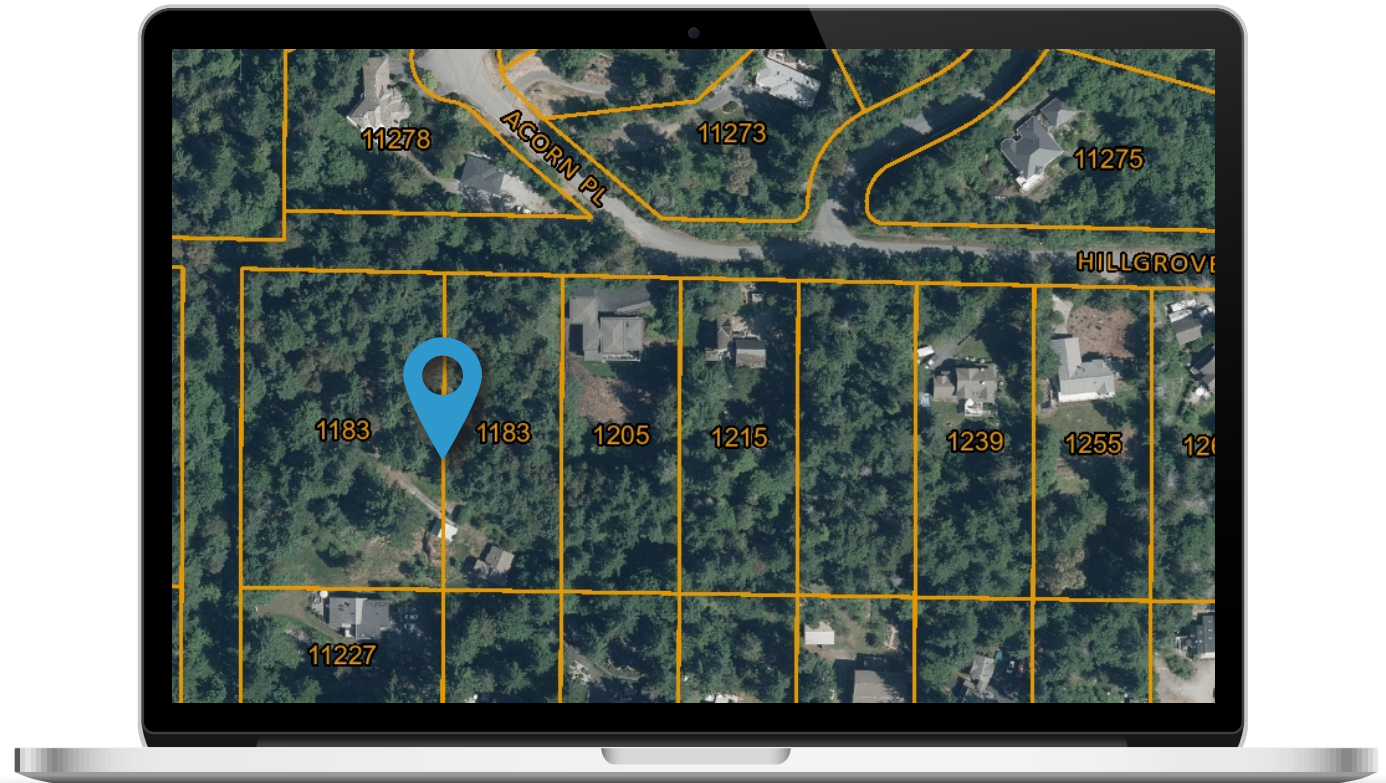






## Location

(GIS) MAPPING









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