



## 1183-1193 Hillgrove Rd North Saanich BC

\$1,650,000

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 & 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, & a mix of sloped, treed hillside with flatter usable land below. Hiking trails connect near the driveway entrance.

Listing Presented By:



Originally Listed by:  
Macdonald Realty Ltd. (Sid)  
chace@chacewhitson.com



**RE/MAX Ocean Pacific Realty**

2230A Cliffe Ave., Courtenay, BC,  
V9N 2L4

Phone: 250-702-5950  
Fax:  
corony@shaw.ca