



1296 Derby Rd Saanich BC

\$1,090,000

Steps from Cedar Hill Golf Course & in a park-like setting, this mid-century gem invites you home to one of Maplewood's best neighbourhoods. Set on an 8,500sqft lot at the end of a quiet cul-de-sac, the main level has been freshly painted & the refinished hardwood floors capture the warmth of the original build. A traditional living room with a wood-burning fireplace leads to a dedicated dining area, while the spacious addition provides a bright, flexible family room. Down the hall is an updated kitchen, 3 comfortable bedrooms & a full bathroom. Downstairs the full-height basement offers excellent flexibility. A large recreation room & bedroom offer room to grow, while a 5th bedroom/den w/ plumbing rough-ins awaits your finishing touches. Walk the chip trail, enjoy the Rec Centre, or reach Hillside, Shelbourne Plaza, UVic, Camosun & St. Michaels within minutes. You'll love the quiet streets, mature trees & the enduring appeal of this centrally located neighbourhood. Come see for yourself!

Listing Presented By:



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