



## 266 Sims Ave Saanich BC

\$929,900

Authentic 1957 3 bed home located on a low traffic no thru street. This ideal starter home is move in ready or you can personalize it with a simple facelift. Hardwood floors are awaiting a reveal! A cozy living room, adjacent kitchen & eating area are bright w/light from sliding doors opening to a very generous deck that expands your living space, perfect for outdoor gatherings, overlooking a spacious backyard, awaiting your garden plans. The property also presents opportunities to add an in-law suite providing investment opportunity and or additional living space. 2024 updates include new 200 amp electrical service & a new heat pump for efficient heating & cooling. A new roof in 2020 offers peace of mind for years to come. A long driveway provides ample convenient off-street parking. Conveniently located within walking distance to 3 schools, parks, galloping goose trail, shopping, and dining options, this home offers the perfect blend of comfort and convenience.

Listing Presented By:



Originally Listed by:  
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