



## 3312 Kingsley St Saanich BC

\$1,099,000

OPEN HOUSE this Saturday, February 21, 11:00 AM - 12:30 PM. Lovingly maintained, this 1947 home blends vintage charm with modern updates. Offering just under 1,900 sq ft on a 5,550 sq ft lot in an incredible location. Updated frequently over the years, you'll love the ~4yr old roof, heat pumps (heating & cooling) in ALL suites, 2 separate mortgage helpers, hardwood floors, updated kitchen (with island) & bathroom, updated windows and perimeter drains, and seamless main-level flow. Step onto the expansive WEST-FACING deck and enjoy fully irrigated gardens that burst into colour each Spring. The lower level includes ample storage and two SEPARATE suites—a 1-bedroom and a bachelor—ideal for income or family. Walk Score of 82, you're steps from UVic, Hillside Mall, Mt Tolmie, and amenities.

Listing Presented By:



Originally Listed by:  
Royal LePage Coast Capital - Oak Bay

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