



## 3841 Rowland Ave Saanich BC

\$919,000

11,000 SQ.Ft LOT . Upgraded Home w/a very bright suite in walkout basement close to Uptown Mall. The suite w/large windows and exterior entrance has a NEW bathroom. The 2 bed/1 bath main floor retains the gorgeous original fir floors and has an NEW KITCHEN and BATHROOM. The neighborhood has potential for a land assembly and the associated future potential for a "land lift" value appreciation. Roof is newer. Recent electrical upgrade to 200W. All new windows. Huge driveway with electric car charger and room for at least 6 cars AND your RVs. Powered Garage Pad and hard wiring in for a HOT TUB and HEAT PUMP! Come see this "cream-puff" of a home on a piece of land which has loads of future potential! Virtual Tour video available. Priced \$116K below 2024 assessed value.

Listing Presented By:



Originally Listed by:  
RE/MAX Camosun

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