

Property Statistics

PID:	003-067-572	Bedrooms:	4
Plan:	VIP23242	Bathrooms:	5
Except Plan:	VIP70773	Kitchens:	1
Lot:	A	Flooring:	Tile, Hardwood, Carpet.
Sec:	88	Heating:	Electric Forced Air, Heat Pump, Air Conditioning
Land District:	62	Fuel:	Electric
Taxes:	\$8,592 (2018)	Fireplace:	Wood
Approx. Lot Size:	8.58 Acres	Roof:	Fiberglass shingle
Year Built:	2007	Parking:	Double garage
House Area:	2,407 ft ²	Water:	Municipal
Upper Floor:	1,197 ft ²	Waste:	Septic
Lower Floor:	804 ft ²		
Decks & Patios:	1,634 ft ²		



All details, figures and approximate measurements have been obtained from sources deemed to be reliable, but are not warranted or guaranteed to be correct by Engel & Völkers Vancouver Island, or its agents.

If information is important, please acquire an independent verification.

Disclaimer - the reader is advised to verify for themselves the income potential of the existing business.

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Important Considerations

This exceptional home and property are truly one-of-a-kind! Listed below are a number of extraordinary features to consider:

- The driveway is edged with LED lighting.
- The nature-based daycare can be sold separate to the property. It is currently a successful Daycare, with demonstrated gross earning potential of \$100,000 or more annually, based on a 12 month operation. (Interested parties, please inquire with the Listing Agents for more information).
- The lower level rec-room area of the home can be readily converted to a self-contained studio or 1-bedroom suite for mother-in-law, nanny or renter. Other options include a home business or man cave.
- The barn structure has water and power and can be easily converted to a small rental cabin or entrepreneurial site for a small business or workshop.
- The property comes with an excellent site for a tiny-house which could bring in additional rental income.
- There is plenty of parking space here including space for RV or boat.
- Prospect Lake Elementary School is located minutes away and is walkable with direct access through the property.
- The property is wired at 400 amps. The smart-wiring feature gives you hard-wired access to TV aerial, telephone and ethernet security.
- The home is secured by an automatic electronic gate and monitored alarm and smoke-detection system.
- An efficient heat-pump provides central air-conditioning.
- The house has a central vacuum system.
- This property is generator-ready with exterior generator hook-up.
- The home comes connected to city water and offers a 60-gallon, commercial hot-water tank.
- You can easily set up a rainwater catchment system on this property.
- The home features over 1700 sq. ft. of balcony and patio space for your enjoyment of sunrise, sunset and the incredibly beautiful, panoramic landscapes surrounding the home.
- The 8.6 acres are divided by a narrow easement belonging to the adjoining neighbour, but you have full legal access through this to the entire property.
- The ecosystem is protected by the Municipality of Saanich.

Walking Trails

