

\$1,324,900 - 11255 Nitinat Rd, North Saanich

MLS® #1015005

\$1,324,900

6 Bedroom, 4.00 Bathroom, 2,793 sqft

Single Family on 0.99 Acres

Lands End, North Saanich, British Columbia

Welcome to your own sunny slice of North Saanich paradise—this picturesque and level .99-acre property combines rural charm with modern flexibility, offering a relaxed lifestyle surrounded by farm stands, beaches, and local markets. Thoughtfully set on the lot to enjoy south sun all day and golden west-facing light from the covered front porch, this freshly updated home offers 6 bedrooms and 4 bathrooms across a flexible layout. The main floor features 3 bedrooms, 2 bathrooms, and a welcoming open-concept living and dining area with oak hardwood floors and a cozy wood-burning fireplace—perfect for winter evenings. Downstairs, a private-entry suite with 2 bedrooms and a bathroom provides great versatility for extended family or rental potential. A detached backyard cottage-style suite with bedroom, bathroom, and kitchenette adds even more options—ideal as a guest house, home office, or mortgage helper. Equestrian enthusiasts will appreciate the well-designed two-stall barn with dry hay storage, two fully fenced paddocks, and a dedicated drainage system that keeps the upper paddock dry year-round. A double garage, workshop, two storage sheds, and a fully fenced backyard offer additional space and function. The property is beautifully planted with 16 fruit trees—including cherries, apples, figs, and raspberries—adding to the rural lifestyle charm. Whether you're looking to raise a family, retire, or live with animals at your doorstep, this is the perfect place to call



home. All of this, nestled on a quiet no-thru street just minutes from the airport, ferries, Panorama Rec Centre, Victoria, and the vibrant town of Sidney. (id:6289)

Built in 1967

Essential Information

Listing #	1015005
Price	\$1,324,900
Bedrooms	6
Bathrooms	4.00
Square Footage	2,793
Acres	0.99
Year Built	1967
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11255 Nitinat Rd
Subdivision	Lands End
City	North Saanich
Province	British Columbia
Postal Code	V8L5R8

Amenities

Features	Acreage, Level lot, Private setting, Southern exposure, Wooded area, Corner Site, Irregular lot size, Partially cleared, Other, Marine Oriented
Parking Spaces	10

Interior

Heating	Oil Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
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Listing Details

Listing Office

Pemberton Holmes Ltd. - Oak Bay



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