

\$1,199,000 - 4040 Blackberry Lane, Saanich

MLS® #1015783

\$1,199,000

3 Bedroom, 3.00 Bathroom, 2,367 sqft

Single Family on 0.09 Acres

High Quadra, Saanich, British Columbia

Charming Family Home in Christmas Hill – Move-In Ready and Centrally Located

Welcome to the sought-after Christmas Hill area, where this beautifully maintained home offers comfort, convenience, and an unbeatable location. Set on a friendly, quiet street, this property is just a short walk to Swan Lake and nearby schools, making it perfect for families. You'll also enjoy the incredible convenience of being only 5 minutes from major shopping, 15 minutes to downtown, and just 20 minutes from the airport. Inside, the home features a versatile layout designed to suit a variety of lifestyles. The primary bedroom is conveniently located on the main floor and includes a four-piece ensuite. Upstairs, two generously sized bedrooms provide the perfect space for family or guests, along with an additional full bathroom. The main floor boasts a welcoming living and dining area with a cozy gas fireplace and gleaming oak hardwood floors. The well-appointed kitchen includes brand-new stainless steel appliances, offering both style and functionality for home cooking and entertaining. Additional features include a brand-new heat pump for year-round comfort, a new hot water tank, ample storage throughout, underground sprinklers, and a private fenced yard ideal for kids, pets, or relaxing outdoors. This is truly a turn-key home in one of the area's most desirable neighborhoods. There's nothing to do but move in and enjoy everything this exceptional



property has to offer. (id:6289)

Built in 2001

Essential Information

Listing #	1015783
Price	\$1,199,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,367
Acres	0.09
Year Built	2001
Type	Single Family
Sub-Type	Strata
Style	Character

Community Information

Address	4040 Blackberry Lane
Subdivision	High Quadra
City	Saanich
Province	British Columbia
Postal Code	V8X5J4

Amenities

Features	Level lot, Rectangular
Parking Spaces	2

Interior

Heating	Natural gas Forced air, Hot Water
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Macdonald Realty Victoria
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