

3351 Maplewood Rd Features:

- * Original owner home built in 1959 with a large rear addition completed in 1982 and a detached double garage completed in 1990. Rear addition added large family room, laundry closet, eating area and primary bedroom with ensuite and walk in closet upstairs and a full height mortgage helper on the lower level.
- * House footprint is 1900sqft on each floor with a partially finished 7' basement on the lower level with plenty of room for expansion or redevelopment and a fourth bathroom already roughed in. Rare size with loads of potential.
- * Main floor has two propane fireplaces, one in the living room and another in the family room. Natural gas is one house over on the corner of Camrose and Maplewood.
- * Three garage spaces for plenty of parking along with a double wide driveway. Detached double garage is 22x20 (475sqft).
- * Main house is currently vacant and ready for immediate occupancy. Suite is rented month to month at \$1500/m and tenant would love to stay if possible.
- * Property taxes \$4382 for 2021 (\$318/month after homeowner grant).
- * Lot size from tax record is 8285sqft. RS6 zoning within Saanich. Sewer easement in the rear 10 feet of the property. Easy to add a bathroom to the detached garage?
- * Located on Maplewood with bus stop across the street. 4 acre Camrose Park also directly across the road and Cedar Hill Golf Course a block away for 3.5km of chip trail and recreation. Short distance to Hillside Mall and Uptown Shopping Centre.