

FOR SALE

THE
FOLIO
GROUP

1120

PRESENTS

1120 Hollis Rd



CLOVER
RESIDENTIAL



DISCOVER

Saanich East



Saanich East is a major residential area with many parks, golf courses, running and hiking trails, and limitless ways to leisurely spend your Sunday afternoons.



\$1,148,750

Neighbourhood: SE Maplewood

Bedrooms: 5 + den

Bathrooms: 3

Living Area: 2,827 sq ft

Year Built: 1938

Lot Size: 5,453 sq. ft

Taxes: \$4,865 (Tax Year: 2023)

MLS: 950949

1120 Hollis Rd

This 1938 built home offers a perfect blend of classic charm & modern updates, with a highly sought after self contained suite, and notable curb appeal. House moved into its current location with new foundation in 2014. Ideally located on a tree-lined no exit street off of Quadra, you have ample access to amenities, public transport, & major connecting routes. The main home features 3 beds +den, 2 baths, and a deep single car garage. Updates throughout showcase original character details such as wood floors & coved ceilings, while spacious rooms, including a dining room perfect for entertaining & living room with gas fireplace, make this home both inviting and functional. Radiant in floor heating efficiently heats the main level and some windows replaced in 2022. Upstairs, the large primary bedroom boasts ample closet space, and a 5 pc bath with double sink and soaker tub provide a touch of luxury. The 2 bed, 1 bath suite has its own laundry and entrance, ensuring privacy & separation.

FLOOR PLANS

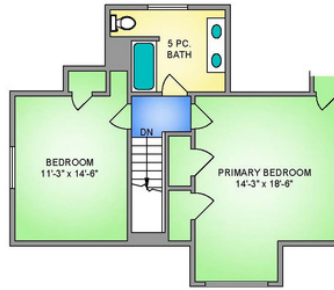
LOWER FLOOR

872 SQ. FT.
8' CEILING HEIGHT



UPPER FLOOR

691 SQ. FT.
7'-6" CEILING HEIGHT



250-884-9753
mail@propermeasure.com
www.propermeasure.com

NORTH



0' 5' 10'
SCALE

1120 HOLLIS ROAD JANUARY 19, 2024 PREPARED FOR THE EXCLUSIVE USE OF CLOVER RESIDENTIAL LTD PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK
MAIN	1264	-	116
UPPER	691	-	-
LOWER	872	395	-
TOTAL	2827	395	116

MAIN FLOOR
1264 SQ. FT.
8' CEILING HEIGHT





GET TO KNOW US



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