

49.1 Acre

Development Opportunity
Saanich, BC



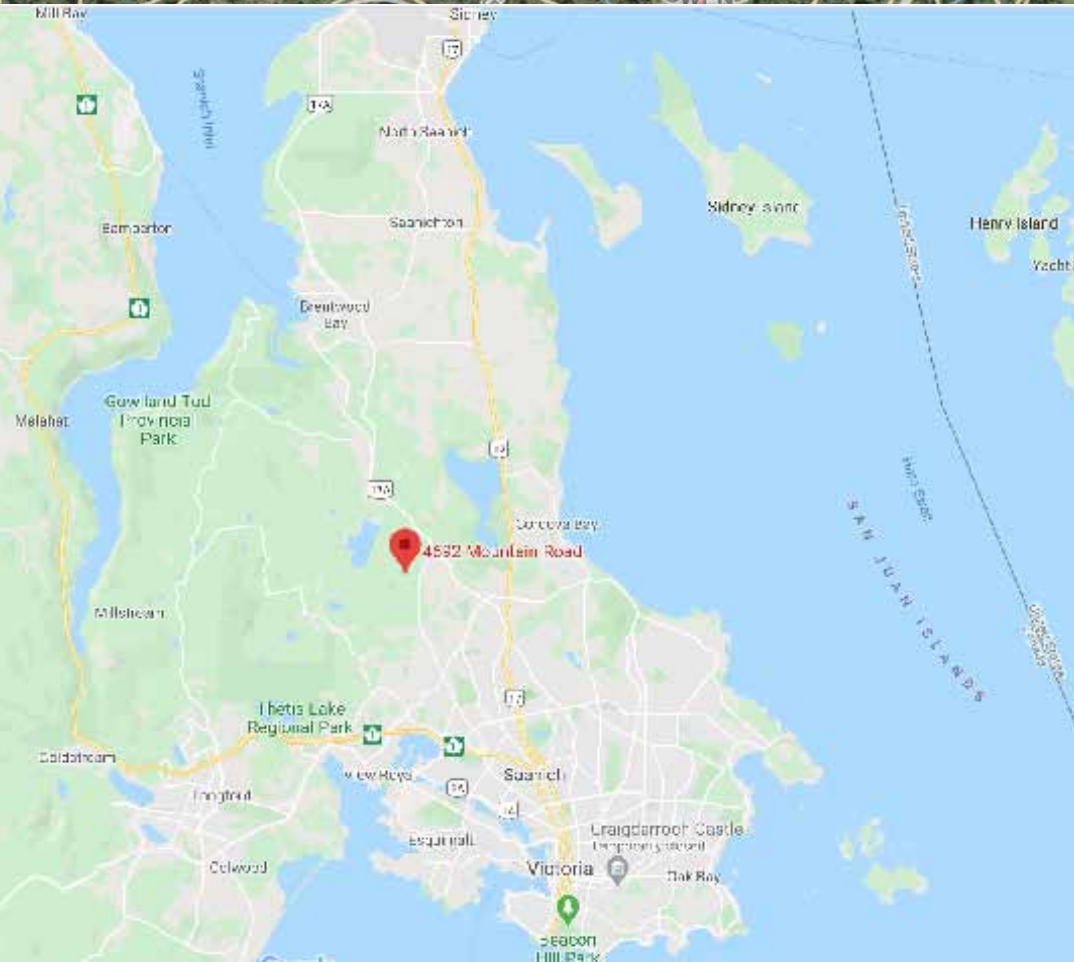
“Mountain Road Estates”
4692 Mountain Road
Saanich, BC





Prospect
Lake

4692
Mountain
Road



Location

Surrounded by parks and country estates, 4692 Mountain Road is only 20 minutes to downtown Victoria, 5 minutes to Camosun College, VI Technology Park, the Pacific Institute for Sports Excellence and the Horticultural Centre of the Pacific. Tillicum, Royal Oak, Broadmead and Eagle Creek shopping centres, as well as several schools are also nearby. The property is also located within walking distance to Prospect Lake and numerous trails including the East West Trail and the Interurban Rail Trail – a favourite among cyclists.

Desirability

In addition to the property being ideally located within a short drive to downtown Victoria and numerous area amenities, the area is covered by a wealthy demographic of buyers who are sometimes referred to as “country squires” or “sophisticated squires.” This affluent segment of home buyers desire larger lots in a more rural setting, but still want to be within easy proximity to shopping, schools and entertainment.

The immediate area around 4692 Mountain Road contains many higher value estate style homes on acreages. The bucolic setting is resplendent with pastoral fields, quiet rural country roads, mature trees and natural landscapes.

The Details

Site area: 49.1 acres (2,138,742 square feet)

Access: Frontage on Mountain Road and Excelsior Road, both are quiet no-through residential roads

Zoning: A-1 Rural Zone (2 HA lot), with a small corner section of the lot (less than 6,000 square ft) zoned A-4 (4 HA lot)

Potential: 9 lot single-family subdivision

Recreation: Prospect Lake Park
Prospect Lake Golf Course
Elk Lake
Mount Work Regional Park
Francis King Regional Park
Logan Park
Calvert Park
Layritz Park
Glendale Trail
East West Trail
Interurban Rail Trail

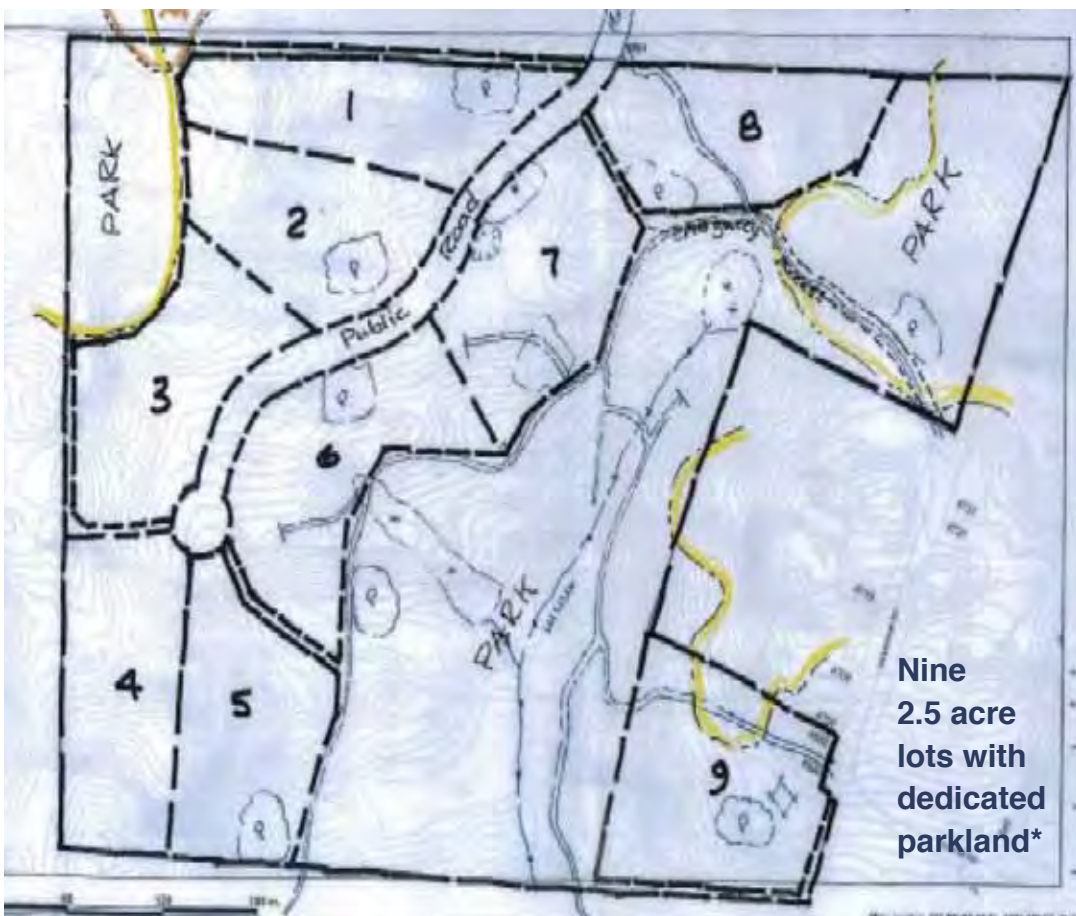
Estates in the Neighbourhood





Development Scenario Examples

Given the zoning, access and topography of 4692 Mountain Road, there are numerous development options, including the two examples below.



*Variance required, but no rezoning



Audra Poole & Hal Decter LLB

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