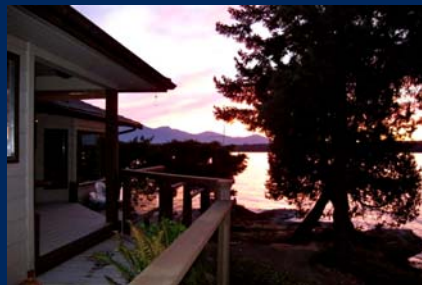


LUXURY
PORTFOLIOSM
FINE PROPERTY COLLECTION

Irreplaceable Waterfront

This sensational walk-on waterfront property with over 600 feet of shoreline is a spectacular three acre point with a custom built 3,100 square foot home, two level living, with substantial decking, at water's edge - guaranteed to blow you away. In a private setting with warm western exposure, this site is an opportunity of a lifetime complete with a double garage and workshop/studio space. The sea side location combined with breath taking sunsets, wildlife, and ocean views offers a magical environment no matter the season. Zoning allows for a future guest cottage. This is a truly unique piece of island waterfront.

\$2,650,000




**MACDONALD
REALTY**

SALT SPRING ISLAND

101-170 Fulford Ganges Road
Salt Spring Island BC V8K 2T8

Sandra Smith

250.537.1201

Toll Free: 1.800.537.1201

www.saltspringhomefinder.com
sandra@saltspringhomefinder.com

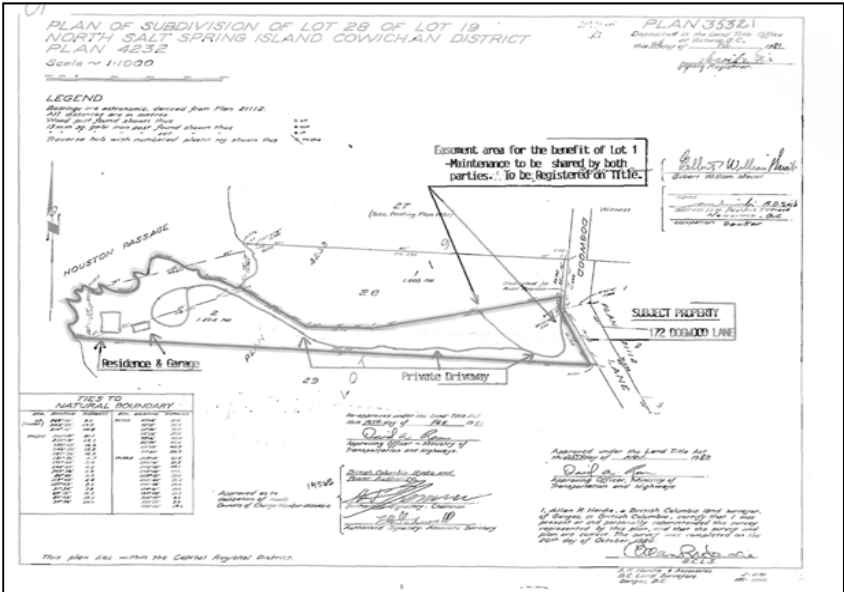


ADDRESS: 172 Dogwood Lane	MLS#: 289404	PID: 000-336-700
LEGAL: Plan 35321, Lot 2, Dist Lot 19, Land Dist 16, Freeform: Portion North Salt Spring Island	LOT SIZE: 3.02	BUILT: 1982
PRICE: \$2,650,000	TITLE: Freehold	LISTED BY: Sandra Smith
SELLING CODE: 3% 100 K & 1.5%B	TAXES 2010: \$11,926	PHONE: 250.537.1201
POSSESSION: T.B.A	ZONING: Residential	
	WATER: City/Municipal	

LEVELS: 2	ROOF: Metal	HEATING: Baseboard, radiant floor heating, space heater, wood stove
# OF BEDROOMS: 3	GARAGE: Double Garage	WASTE: Sewer
# OF BATHROOMS: 3	AREA TOTAL (Finished): 3,100	
EXTERIOR: Wood	F.P.: Fireplace & wood stove	

MAIN LEVEL: 2,225 sq. ft.	MASTER BED: 15x12	DEN: 22x15
LIVING ROOM: 20x16	FAMILY ROOM: 15X13	FOYER: 15x6
DININ G ROOM: 16x11	BATHROOM: 4 piece	LAUNDRY: 11x8
KITCHEN: 9x5	BATHROOM: 2 piece	SOLARIUM: 11x10
KITCHEN ADDITIONAL: 9x6	DEN: 14x11	

UPPER LEVEL: 874 sq. ft.	BEDROOM: 14x10	BATHROOM: 4 piece
BATHROOM: 3 Piece	OFFICE: 14X10	
BEDROOM: 14x22	FAMILY ROOM: 15X19	



*Above information is from sources believed to be reliable but should not be relied upon without verification.
 MACDONALD REALTY- Salt Spring Island assumes no responsibility for accuracy.

250.537.1201 sandra@saltspringhomefinder.com www.saltspringhomefinder.com