



Charmed South-End Waterfront

The fresh scent of sea air, near-panoramic views, and the serene location creates an enchanting and unparalleled west-coast ambiance in and around this waterfront property. Boasting bright, spacious, high ceilinged rooms, the house itself is built to celebrate its surroundings with an entire wall of windows facing the ocean. This 3 bedroom, 3,000 sq. ft. home is located in the peaceful south-end of the island and would be an ideal place to settle down with a family. A path leading down to the beach presents the perfect opportunity to launch a kayak or boat and paddle to Fulford or for just exploring the harbour. Welcome.

\$699,000



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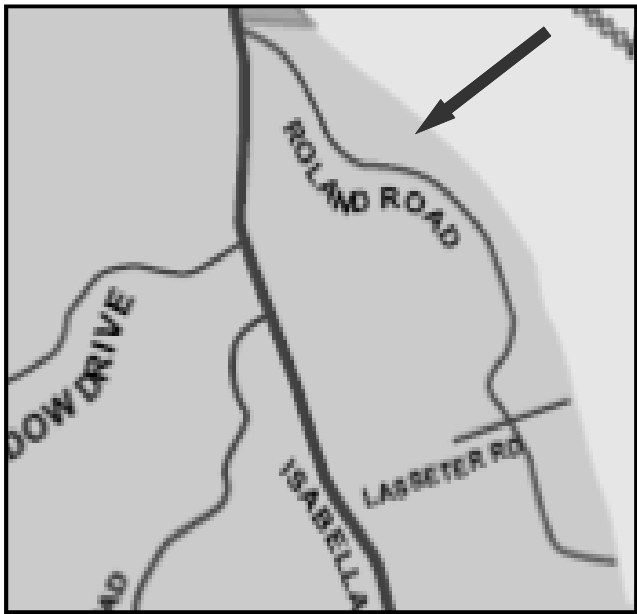
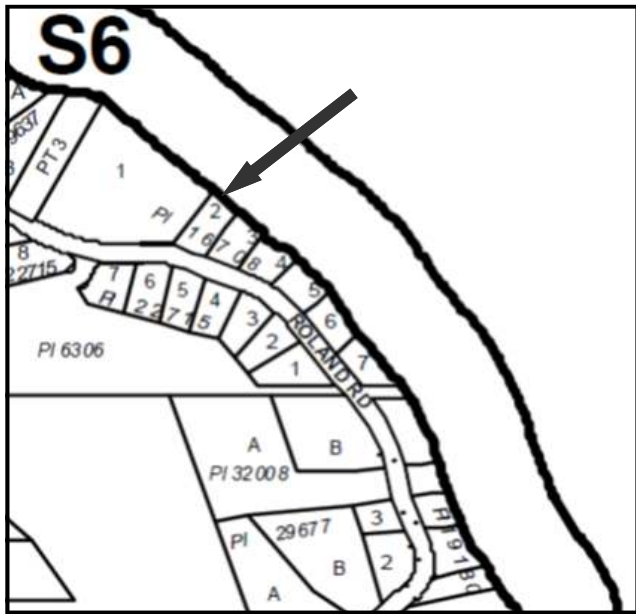


ADDRESS: 207 Roland Rd	LOT SIZE: 0.57	BUILT: 1993
LEGAL: Plan 16708; Lot 2; Land Dist 16; Sect 41; Portion South Salt Spring Island	MLS#: 277325	LISTED BY: Sandra Smith & Henri Procter
PRICE: \$699,000	TAXES 2011: \$4,173	PHONE: 250.537.1201
SELLING CODE: 3% 100 K & 1.5%B	ZONING: Rural	
POSSESSION: T.B.A	WATER: Co-operative	
	PID: 004-034-082	

LEVELS: 2	ROOF: Asphalt Shingle	HEATING: Forced Air
# OF BEDROOMS: 3	GARAGE: Double Garage	FUEL: Electric, Wood
# OF BATHROOMS: 2	AREA TOTAL (finished): 3,030 Sq. Ft.	WASTE: Septic Tank
EXTERIOR: Wood	F.P.: Fireplace	

1ST LEVEL: 1,795 sq. ft.	FAMILY ROOM: 21x18	STORAGE: 20x36
BEDROOM: 23x14	BATHROOM: 2 Piece	
BEDROOM: 14x17	STORAGE: 20x20	

2ND LEVEL: 1,235 sq. ft	LIVING: 25x18	KITCHEN: 18x9
BATHROOM: 3 Piece	MASTER BED: 14x18	LAUNDRY: 10x9
BATHROOM (ENSUITE): 4 Piece	DINING: 11x12	



*Above information is from sources believed to be reliable but should not be relied upon without verification.
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