



Sandpiper Serenity

Discover the art of island living in this inspiring architecturally designed west coast home, built to the highest standards and situated in the upscale Channel Ridge area. Impressive quality & stylish finish throughout and elegant and spacious rooms for living and entertaining with bright open floor plan. Extensive window banks and French doors make the most of natural light and provide some ocean glimpses. Self-contained two bedroom lower level is also tastefully finished and ready to welcome guests. South-west facing half acre property with low maintenance natural surroundings and sun-kissed decks for outdoor enjoyment. Step outside and take advantage of the miles of scenic hiking trails. Peaceful, private, with a great sense of community, and no lack of attention to detail in this exquisite home!

\$988,000

Leading REAL ESTATE
COMPANIES
OF THE WORLD

LP LUXURY
PORTFOLIO
INTERNATIONAL

Sandra Smith 250.537.1201

Personal Real Estate Corporation

E saltspringhomefinder@gmail.com W www.saltspringhomefinder.com

| | | Finished Rooms | | | | Listing Summary | |
|---|-----------------------------------|--|--------------------------|---------------------|---|--------------------------------------|---|
| | | Rooms / Lvl Finished SqFt: | Lvl 1 | Lvl 2 | Lvl 3 | Lvl 4 | MLS@: 420172 Status: Current SubClass: SF Det Taxes: \$3,749 2020 Asmt: \$891,000 |
|  <p>145 Sandpiper Pl GI Salt Spring ~ V8K 2W5</p> | | Entrance | | 17x16 | | |  |
| | | Living | | 17x16 | | | |
| | | Dining | 12x10 | 12x12 | | | |
| | | Kitchen | 11x10 | 11x12 | | | |
| | | Mast Bdrm | | | 13x15 | | |
| | | Bathroom | 4 | 3 | 4 | | |
| | | Family | 17x16 | | | | |
| | | Bedroom | 11x12 | 11x6 | 13x12 | | |
| | | Bedroom | 11x11 | | 13x12 | | |
| | | Office | | 11x8 | | | |
| | | Other | | 7x8 | | | |
| | | Ensuite | | | | 4 | |
| | | Den | | | | 11x7 | |
| | | Laundry | | | | 14x8 | |
| Interior Details | | Unfinished Rooms | | | | | |
| Layout: | Main Level Entry with Lower/Upper | Storage | 26x8 | | | | |
| Bedrms: | 5 | Kitchens: | 1 | | | | |
| Baths Tot: | 4 | Fireplaces: | | | | | |
| Bth 2Pce: | | Main Lev: | Level 2 | | | | |
| Bth 3Pce: | 1 | Fin SqFt: | 4,106 | | | | |
| Bth 4Pce: | 3 | Unfin SqFt: | 245 | | | | |
| Bth 5Pce: | | Bed & Brk: | Potential | | | | |
| Ens 2Pce: | | Adnl Acc: | | | | | |
| Ens 3Pce: | | Basement: | | | | | |
| Ens 4+Pce | | FP Feat: | | | | | |
| App Incl: | | Schools | | | | | |
| Int Feat: | | Elementary | Middle | Senior | | | |
| Building Information | | Frnt Faces: W | Bldg Sch: | Bldg Style: | | Fuel: Electric | |
| Built (est) | 2006 | Lgi NC Use: | Rear Faces: | Bldg Warr: | | Heat: Baseboard | |
| Lsd Equ: | | | EnerGuide Rtg/Dt: | | | Roof: Asphalt Shingle | |
| Const Mt: | Frame Wood 2x6 | | | | | Fndn: Concrete Poured | |
| Ext Fin: | Shingle-Wood | | | | | Accss Ground Level Main Floor | |
| Ext Feat: | | | | | | | |
| Lot/Strata Information | | Lot Size | 23,087sqft / 0.53ac | Dims (w/d): | | Shape: Irreg. | ALR?: |
| Prk Type: | Driveway | Prk #: | | Driveway: | | | SLot: 14 |
| Water: | City/Munic. | Waste: | Sewer | Services: | | | |
| Lot Feat: | | Mgd By: | | Rent Alld?: | | | |
| Complex: | | Prk Cm Prp: | | Yng Ag Alld: | | | |
| SqFt Balc: | StrLots/Cplx | Prk LCP: | | Pets Alld?: | | | |
| SqFt Prk: | Bldgs/Cplx: | Prk Str Lot: | | BBQs Alld?: | | | |
| SqFt Pat: | Suites/Bldg | Str Lot Incl: | | | | | |
| SqFt Strg: | Floors/Bldg | Com Str ltm: | | | | | |
| Gnd/Top? | Lvl/Suite: | | | Assmt Incl: | | | |
| Shrd Am: | | | | | | | |
| Photos and Map | |  | | |  | | |

Brokerage Fee: 3% \$100k & 1.5% bal

Google Map data ©2020

Sandra Smith

Personal Real Estate Corporation

250.537.1201 | saltspringhomefinder@gmail.com
www.saltspringhomefinder.com

Macdonald Realty Ltd.

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