



## On Stonecutter's Bay

A wonderfully private 4.73 acre waterfront property with a dramatic setting providing brilliant sunsets, expansive ocean to south west island views, and surrounded by established landscape with a Mediterranean feel. Access to the ocean and your boat is a breeze with a golf cart path leading to your own private dock. The casual home has an open concept feel with spacious rooms, a walk-out lower level and generous windows inviting the light and the sweeping water views. Large sunny deck space for outdoor entertaining and watching the marine life. Enjoy the home as is or bring your vision and re-invent to your taste. A comfortable guest cottage provides a space for visitors sited separately from the home with its own view deck. A double garage and workshop round out this fabulous property. Plenty of room for a swimming pool or tennis court. Besides boating, enjoy warm water swimming, a kayaker's paradise, and all the best a coastal life has to offer.




offered at \$1,795,000

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	Finished Rooms					Listing Summary	
	Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4	MLS@: 420651	List Price: \$1,795,000
	Finished SqFt:	1,797	1,770			Status: Current	Orig Price: \$1,795,000
	Entrance		10x10			SubClass: SF Det	Sold Price:
	Living		23x14			Taxes: \$9,091	Mth Assmt:
	Dining		12x15			2020 Asmt: \$1,880,000	Title: Freehold
	Kitchen		14x14				
	Mast Bdrm	29x13					
	Bathroom	3	3				
	Family		19x19				
	Bedroom	13x13	11x9				
	Office		10x9				
	Rec Room	17x13					
	Bedroom	11x13					
	Bathroom	4					
	Laundry	5x5					
	Ensuite	3					
	Ensuite	2					

**170 Simson Rd**  
**GI Salt Spring ~ V8K 1E2**



Interior Details		Unfinished Rooms		
<b>Layout:</b>	Main Level Entry with Lower Level(s)	Basement		59x13
<b>Bedrms:</b>	4	Other	29x9	
<b>Baths Tot:</b>	5	Garage	29x23	
<b>Bth 2Pce:</b>	5	Workshop	23x30	
<b>Bth 3Pce:</b>	2	Deck	60x30	
<b>Bth 4Pce:</b>	1	<b>Schools</b>		
<b>Bth 5Pce:</b>	1	<b>Elementary</b>	<b>Middle</b>	<b>Senior</b>
<b>Ens 2Pce:</b>	1	<b>Basement:</b> 7' 10" / Finished - Partially, Walk-out, With Windows		
<b>Ens 3Pce:</b>	1	<b>FP Feat:</b>		
<b>Ens 4+Pce:</b>				
<b>App Incl:</b>				
<b>Int Feat:</b>				

Building Information		Frnt Faces:	W Bldg Sch:	Bldg Style:	Fuel:
<b>Built (est)</b>	1970	<b>Rear Faces:</b>	SW	<b>Bldg Warr:</b>	Electric, Propane
<b>Lsd Equ:</b>		<b>EnerGuide Rtg/Dt:</b>			Heat: Baseboard, Heat Pump
<b>Const Mt:</b>					Roof: Metal
<b>Ext Fin:</b>	Wood				Fndn: Concrete Poured
<b>Ext Feat:</b>					Accss: Ground Level Main Floor

Lot/Strata Information		Lot Size	206,039sqft / 4.73ac	Dims (w/d):	Shape:	Irreg.	ALR?:
<b>Prk Type:</b>	Driveway, Garage Doub	<b>Prk #:</b>		<b>Driveway:</b>	Gravel/Dirt		<b>SLot:</b> A
<b>Water:</b>	City/Munic.	<b>Waste:</b>	Septic System	<b>Services:</b>			
<b>Lot Feat:</b>	Wfront: Ocean, Moorage	<b>Mgd By:</b>		<b>Rent Alld?:</b>			
<b>Complex:</b>		<b>Prk Cm Prp:</b>		<b>Yng Ag Alld:</b>			
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>	<b>Prk LCP:</b>		<b>Pets Alld?:</b>			
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Prk Str Lot:</b>		<b>BBQs Alld?:</b>			
<b>SqFt Pat:</b>	<b>Suites/Bldg</b>	<b>Str Lot Incl:</b>		<b>Assmt Incl:</b>			
<b>SqFt Strg:</b>	<b>Floors/Bldg</b>	<b>Com Str Itm:</b>					
<b>Gnd/Top?:</b>	<b>Lvl/Suite:</b>						
<b>Shrd Am:</b>							

Photos and Map			
			

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