



## Harmonious Isle View

This fine residence is one of the last of Schubart's island designs and sits on 11 sunny acres with stunning harbour ocean views. The immaculate home achieves a harmonious blend with the surrounding landscape and a seamless connection to its native environment. Peace and privacy in a secluded natural setting adorned with charming easy care, perennials and dotted with fir and Arbutus trees. Spacious and efficient open plan main level living plan and well-lit rooms, with banks of floor to ceiling windows enhancing the beautiful views. Recent updating and features include a gourmet kitchen, spa style bathroom, separately accessed lower level bedroom & bathroom, and most notably a nearly 1500 sq. ft. dream workshop/studio with 3 over-height garage bays, office and bathroom with a heat pump. This amazing space would be suitable for a myriad of uses. Outdoor courtyard sitting areas and sun decks provide the balanced, tranquil atmosphere you are searching for. A perfect island escape.

\$1,495,000

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|   |  |   |   |   |   |  |  |
|---|--|---|---|---|---|--|--|
|  <p><b>183 Isle View Dr</b><br/><b>Gl Salt Spring ~ V8K 2G5</b></p>  | <b>Finished Rooms</b>  |   |   |   | <b>Listing Summary</b>  |  |  |
|   | <b>Rooms / Lvl</b><br><b>Finished SqFt:</b> 415  | <b>Lvl 1</b><br>415   | <b>Lvl 2</b><br>2,023   | <b>Lvl 3</b>  | <b>Lvl 4</b>  | <b>MLS®:</b> 421700<br><b>Status:</b> Current<br><b>SubClass:</b> SF Det<br><br><b>Taxes:</b> \$6,796<br><b>2019 Asmt:</b> \$1,379,000 | <b>List Price:</b> \$1,495,000<br><b>Orig Price:</b> \$1,495,000<br><b>Sold Price:</b><br><b>Pend Date:</b><br><b>Mth Assmt:</b><br><b>Title:</b> Freehold |
| <b>Interior Details</b>   |  | <b>Unfinished Rooms</b>   |   |   |   |   |  |
| <b>Layout:</b> Main Level Entry with Lower Level(s)<br><b>Bedrms:</b> 3<br><b>Baths Tot:</b> 4<br><b>Bth 2Pce:</b> 4<br><b>Bth 3Pce:</b> 2<br><b>Bth 4Pce:</b> 1<br><b>Bth 5Pce:</b> 1<br><b>Ens 2Pce:</b> 1<br><b>Ens 3Pce:</b> 1<br><b>Ens 4+Pce:</b> 1<br><b>App Incl:</b><br><b>Int Feat:</b> | <b>Kitchens:</b> 1<br><b>Fireplaces:</b><br><b>Main Lev:</b> Level 2<br><b>Fin SqFt:</b> 2,438<br><b>Unfin SqFt:</b> 0<br><b>Bed &amp; Brk:</b> Potential<br><b>Adnl Acc:</b><br><b>Basement:</b> 7' 4" / Finished - Fully<br><b>FP Feat:</b> Heatilator | <b>Deck</b> 5x9<br><b>Deck</b> 15x12<br><b>Deck</b> 15x10<br><b>Deck</b> 4x20                                   | <b>Schools</b><br><b>Elementary</b> <b>Middle</b> <b>Senior</b>   |   |   |  |  |
| <b>Building Information</b>   |  | <b>Frnt Faces:</b> W<br><b>Rear Faces:</b>  | <b>Bldg Sch:</b><br><b>Bldg Warr:</b><br><b>EnerGuide Rtg/Dt:</b>   | <b>Bldg Style:</b> West Coast   | <b>Fuel:</b> Electric, Wood<br><b>Heat:</b> Baseboard, Heat Pump<br><b>Roof:</b> Metal<br><b>Fndn:</b> Concrete Poured<br><b>Accss:</b> Ground Level Main Floor, Master B |  |  |
| <b>Lot/Strata Information</b>   |  | <b>Lot Size:</b> 487,872sqft / 11.20ac<br><b>Prk #:</b><br><b>Waste:</b> Septic System, Other<br><b>Mgd By:</b> | <b>Prk Cm Prp:</b><br><b>Prk LCP:</b><br><b>Prk Str Lot:</b><br><b>Str Lot Incl:</b><br><b>Com Str ltm:</b> | <b>Dims (w/d):</b><br><b>Driveway:</b> Gravel/Dirt<br><b>Services:</b><br><br><b>Rent Alld?:</b><br><b>Yng Ag Alld:</b><br><b>Pets Alld?:</b><br><b>BBQs Alld?:</b><br><br><b>Assmt Incl:</b> | <b>Shape:</b> Rect.<br><b>ALR?:</b><br><b>SLot:</b> 2   |  |  |
| <b>Photos and Map</b>   |  |                             |   |   |   |  |  |
| <b>Brokerage Fee:</b> 3% \$100k & 1.5% bal  |  |   |   |   |   |  |  |

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## Shop Features at 183 Isle View Drive

1. Shop Area is 40' 0" X 25' 6" = 1.020 sq. feet with 13' clear span ceiling height
2. Lounge Area is 19' 6" X 9' 6" = 185 sq. feet with 10' to 13' Vaulted ceiling height
3. Storage area is 7'0" X 9' 6" = 66.5 sq. feet with 10' to 13' vaulted ceiling height
4. Three piece bathroom with full fiberglass shower and SS fixtures (Note shower is not permitted) and extra deep sink for washing
5. Compressor Shed on outside right rear of shop, wired for single phase 220 power with breaker box, has 110 power to shed as well Fits Campbell Hausfeld 80 gal horizontal tank
6. Walls are 8" X 12' studs on top of a 12" footings to give the 13' ceiling height
7. Eight 2' X 4' Skylights in roof
8. Concrete floor has gray color mixed right into it, will polish up to a bright shine with buffer (supplied)
9. In floor heat (currently one zone) which is plumbed and wired to upgrade too FOUR separate zones
10. Daikin Air to Water Heat Pump System (supper quiet unit) for in floor heat
11. Three ROLL UP shop doors, TWO – 10' W X 11' H with ONE 8' W X 11' H  
(NO UGLY ROOF TRACKING IN THE WAY OF THE LIGHTS)
12. SLAT WALL around the perimeter of the shop area, behind the custom bench's and in the storage area, comes with a very good selection of hooks specifically for Slat Wall
13. Outside tap at right front/side corner is HOT & Cold water for car washing
14. LED shop Lights, five rows front to back in three switched zones, Left, Center, Right
15. LED lights in storage area
16. LED lights over all work bench's
17. Pocket lights in Lounge area
18. Outside Pocket lights in the roof overhang
19. Outside wall mounted lights at the back deck area
20. Outside 110 plugs at the right front corner and at the back deck by the outside tap
21. Wall plugs on the back wall of all work bench's as well as up high behind the bench lights
22. Three heaters mounted above work bench's
23. Two ceiling 220 wall plugs and two 110 ceiling plugs located in bay one and two for car hoist
24. 220 plug in stub wall behind electrical panel for welder
25. Wall plug for a stove on front wall of bay one as well as plugs for a fridge and other appliances
26. Wall plugs around shop on upper wall areas including above benches for lighted sign collecting
27. Many wall plugs around the entire shop, storage and lounge areas
28. Reinforcing in ceilings by the two, 220 power outlets- for mounting ceiling air reels
29. Shop has its own septic tank which runs into the same field as the house (below the back of the shop)
30. Glass rear door to back deck area has built in slide curtain
31. Over standard height front man door
32. Alarm system monitored by FXR Systems
33. Camera system with seven cameras for remote monitoring
34. High efficiency insulation on whole building
35. Plumbing, wiring, heat, bathroom and insulation all done so it could easily be converted to a full or partial housing unit.