



POST CARD PERFECTION



Situated in an area of quality custom homes, with a Garden of Eden setting, this sun soaked 10 acre property showcases spectacular unobstructed ocean views over the harbour and beyond. Bright, custom West Coast style home has 2956 sq. ft. of living space with open main floor plan and extensive window banks and vaulted ceilings, taking advantage of the stunning views and amazing light. Impeccably maintained with the finest quality finish throughout and plenty of convenient built-in features. Some of the many highlights include a light-filled sunroom, which adds a resort like feel to the home, matching loft-style cottage, extensive sunny decking, screened in gazebo, oversized wood or utility storage, double car garage, and a workshop. The picture perfect landscaping features stonework, artful fencing, and established perennials. Privacy, serenity and a quick drive to town. Perfection!

\$1,325,000

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LP LUXURY PORTFOLIO INTERNATIONAL

	Finished Rooms				Listing Summary	
	Rooms / Lvl Finished SqFt:	Lvl 1 1,865	Lvl 2 1,091	Lvl 3	Lvl 4	MLS@: 421706 Status: Current SubClass: SF Det Taxes: \$6,313 2019 Asmt: \$1,361,000
Living Dining Kitchen Mast Bdrm Bathroom Bedroom Bedroom Ensuite Laundry Entrance Family Sunroom Living - Aux Bld Bedroom - Aux		13x13 4 9x9 9x9 4 10x6 11x15 13x14 33x11 11x17 11x6	14x21 14x13 19x10			
286 Wilkie Way GI Salt Spring ~ V8K 2J4						
Interior Details		Unfinished Rooms				
Layout: Ground Level Entry with Main Level	Garage: 19x21	Workshop: 30x10				
Bedrms: 3 Kitchens: 1	Workshop: 30x10	Storage: 11x5				
Baths Tot: 2 Fireplaces: 1	Storage: 11x5	Storage: 30x15				
Bth 2Pce: 2 Main Lev: Level 2	Schools					
Bth 3Pce: 1 Fin SqFt: 2,956	Elementary Middle Senior					
Bth 4Pce: 1 Unfin SqFt: 1,330						
Bth 5Pce: 1 Bed & Brk: Potential						
Ens 2Pce: 1 Adnl Acc:						
Ens 3Pce: 1 Basement: Finished - Fully						
Ens 4+Pce: 1 FP Feat:						
App Incl:						
Int Feat: Ceil Vaulted, Closet Organizer, Dining-Living Combo, Flrs/Tile, Flrs/Wood, Wndw/Greenhouse, Workshop						
Building Information		Frnt Faces: E	Bldg Sch:	Bldg Style: West Coast		
Built (est) 1981 Lgl NC Use: No	Rear Faces:	Bldg Warr:	EnerGuide Rtg/Dt:	Fuel: Electric, Wood	Heat: Floor Radnt, Heat Pump, Wood Stc	
Lsd Equ:				Roof: Wood	Fndn: Concrete Poured	
Const Mt:				Fndn: Concrete Poured	Accss:	
Ext Fin: Wood						
Ext Feat: Balcony/Deck, Fenced Yard/Part, Gazebo, Guest Accommodations, Workshop						
Lot/Strata Information		Lot Size 435,600sqft / 10.00ac	Dims (w/d):	Shape: Rect.	ALR?:	
Prk Type: Driveway, Garage Doub	Prk #:	Waste: Septic System	Driveway: Gravel/Dirt		SLot: 4	
Water: Well: Drilled	Waste: Septic System	Cleared, Private	Services:			
Lot Feat: View: Mtn, View: Water,	Mgd By:					
Complex:			Rent Alld?:			
SqFt Balc: StrLots/Cplx	Prk Cm Prp:		Yng Ag Alld			
SqFt Prk: Bldgs/Cplx:	Prk LCP:		Pets Alld?:			
SqFt Pat: Suites/Bldg	Prk Str Lot:		BBQs Alld?			
SqFt Strg: Floors/Bldg	Str Lot Incl:					
Gnd/Top? Lvl/Suite:	Com Str Itm:					
Shrd Am:			Assmt Incl:			
Photos and Map						
						
Brokerage Fee: 3% \$100k & 1.5% bal						

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