



## Perfectly Poised

Welcome to this recently updated home which has been completely transformed into an ultra stylish bright, contemporary dwelling with lovely ocean views and a peaceful and private setting. The impeccable remodel is highlighted by substantial quality improvements including a sparkling new kitchen, chic bathrooms, propane fireplace, lighting, wood and tile flooring, windows and sliding doors, propane fireplace, interior and exterior paint, septic and so much more. Convenient main floor living plan and a lower level conducive to hosting family and friends. A heat pump efficiently keeps home warm in winter and cool in summer. A winning combination of sunshine and ample water (community and two wells) has resulted in a bountiful fruit orchard and glorious garden areas. Lower patio, upper deck and gazebo provide outdoor space to enjoy the lush landscape and revel in the views. Short drive to town. Simply move in and start your new life!


\$839,000

**Sandra Smith** 250.537.1201  
Personal Real Estate Corporation

E [saltspringhomefinder@gmail.com](mailto:saltspringhomefinder@gmail.com) W [www.saltspringhomefinder.com](http://www.saltspringhomefinder.com)

*Leading* REAL ESTATE  
COMPANIES  
OF THE WORLD

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL®

	Finished Rooms					Listing Summary	
	<b>Rooms / Lvl</b>	<b>Lvl 1</b>	<b>Lvl 2</b>	<b>Lvl 3</b>	<b>Lvl 4</b>	<b>MLS®:</b> 414682	<b>List Price:</b> \$839,000
<b>Finished SqFt:</b>	1,437	1,526				<b>Status:</b> Current	<b>Orig Price:</b> \$895,000
Entrance		5x6				<b>SubClass:</b> SF Det	<b>Sold Price:</b>
Living		18x14				<b>Taxes:</b> \$2,591	<b>Pend Date:</b>
Dining		12x11				<b>2019 Asmt:</b> \$518,000	<b>Mth Asmt:</b>
Kitchen		10x14					<b>Title:</b> Freehold
Mast Bdrm		12x11					
Bathroom	3	4					
Ensuite		3					
Bedroom	11x11	12x9					
Bedroom		11x12					
Other		7x6					
Family	32x14						
Laundry	13x14						

**192 Mt. Erskine Dr  
GI Salt Spring ~ V8K 2N1**



Interior Details		Unfinished Rooms			
<b>Layout:</b>	Main Level Entry with Lower Level(s)	Storage	5x10		
<b>Bedrms:</b>	4	Kitchens:	1		
<b>Baths Tot:</b>	3	Fireplaces:	1		
<b>Bth 2Pce:</b>		Main Lev:	Level 2		
<b>Bth 3Pce:</b>	1	Fin SqFt:	2,546		
<b>Bth 4Pce:</b>	1	Unfin SqFt:	417		
<b>Bth 5Pce:</b>		Bed & Brk:			
<b>Ens 2Pce:</b>		Adnl Acc:			
<b>Ens 3Pce:</b>	1	Basement:	8' 1" / Finished - Fully		
<b>Ens 4+Pce:</b>		FP Feat:	Family Rm, Living Rm		
<b>App Incl:</b>					
<b>Int Feat:</b>					

Building Information		<b>Frnt Faces:</b> SW	<b>Bldg Sch:</b>	<b>Bldg Style:</b>	<b>Fuel:</b> Electric, Propane, Wood
<b>Built (est)</b>	1972	<b>Rear Faces:</b>	<b>Bldg Warr:</b>		<b>Heat:</b> Fire Insert, Gas Fireplace, Heat Pui
<b>Lsd Equ:</b>			<b>EnerGuide Rtg/Dt:</b>		<b>Roof:</b> Asphalt Shingle
<b>Const Mt:</b>					<b>Fndn:</b> Concrete Poured
<b>Ext Fin:</b>	Wood				<b>Accss</b> Master Bedroom on Main
<b>Ext Feat:</b>	Balcony/Deck, Patio, Private Prop				

Lot/Strata Information		<b>Lot Size</b> 25,700sqft / 0.59ac	<b>Dims (w/d):</b>	<b>Shape:</b> Irreg.	<b>ALR?:</b>
<b>Prk Type:</b>	Carport Single, Drivewa	<b>Prk #:</b> 5	<b>Driveway:</b> Blacktop		<b>SLot:</b> 40
<b>Water:</b>	City/Munic.	<b>Waste:</b> Septic System	<b>Services:</b>		
<b>Lot Feat:</b>	View: Water, Private				
<b>Complex:</b>		<b>Mgd By:</b>	<b>Rent Alld?:</b>		
<b>SqFt Balc:</b>	<b>StrLots/Cplx:</b>	<b>Prk Cm Prp:</b> 0	<b>Yng Ag Alld:</b>		
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Prk LCP:</b>	<b>Pets Alld?:</b>		
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b>	<b>Prk Str Lot:</b>	<b>BBQs Alld?:</b>		
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b>	<b>Str Lot Incl:</b>			
<b>Gnd/Top?:</b>	<b>Lvl/Suite:</b>	<b>Com Str ltm:</b>			
<b>Shrd Am:</b>			<b>Assmt Incl:</b>		

Photos and Map		
		
		

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

Google Map data ©2019

**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