



A Sweet Life in Vesuvius

Nestled in the heart of charming Vesuvius village is this 0.85 acre of sun drenched, level land accented with heritage fruit trees, and lush tidy mature landscape. A delightful three-bedroom cottage has been tastefully updated with a new entry, windows, floors and heat pump. The lower level with a separate entry has been recently finished creating an ideal situation for guests and/or a perfect home office. An upper attic space could be finished and a dormer added to enjoy the ocean views or increase your living space and add an entire second story. A deck provides the ideal spot for catching the sun and the sunsets. A sought after area just a short stroll to the best swimming beach on the island, the Vesuvius ferry, restaurant and store.

\$890,000

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		Finished Rooms				Listing Summary		
		Rooms / Lvl Finished SqFt:	Lvl 1 600	Lvl 2 1,466	Lvl 3	Lvl 4	MLS®: 426279 Status: Current SubClass: SF Det Taxes: \$2,264 2019 Asmt: \$451,000	List Price: \$890,000 Orig Price: \$920,000 Sold Price: Pend Date: Mth Assmt Title: Freehold
 <p>751 Vesuvius Bay Rd GI Salt Spring ~ V8K 1L6</p>		Entrance		8x10				
		Living		16x15				
<p>Interior Details</p> <p>Layout: Main Level Entry with Lower Level(s) Bedrms: 3 Kitchens: 1 Baths Tot: 2 Fireplaces: 1 Bth 2Pce: 1 Main Lev: Level 2 Bth 3Pce: Fin SqFt: 1,874 Bth 4Pce: 1 Unfin SqFt: 1 Bth 5Pce: Bed & Brk: None Ens 2Pce: Adnl Acc: Ens 3Pce: Basement: 1' 1" / Finished - Partially Ens 4+Pce: FP Feat: Living Rm App Incl: Int Feat: Flrs/Cork, French Doors, Stained Glass</p>		Dining		9x15			<p>Remarks</p>	
		Kitchen		17x13				
		Mast Bdrm		11x13				
		Bathroom		4				
		Family		11x7				
		Bathroom		2				
		Bedroom		15x12				
		Sunroom		8x10				
		Den	18x9					
		Storage	7x14					
				Unfinished Rooms				
		Schools						
		Elementary	Middle	Senior				
		64 Salt Spring						
Building Information		Frnt Faces: NE Bldg Sch:	Bldg Style: Cottage Style		Fuel: Electric, Wood			
Built (est) 1950 Lgl NC Use:	Rear Faces: SW Bldg Warr:	EnerGuide Rtg/Dt:		Heat: Heat Pump				
Lsd Equ:	Const Mt: Frame Wood 2x4, Insulation Ceiling, Insulation Walls, Windows Vinyl		Roof: Asphalt Shingle		Fndn: Concrete Poured			
Ext Fin: Wood	Ext Feat: Balcony/Deck, Fenced Yard/Full, Private Prop, Storage Shed		Accss Ground Level Main Floor					
Lot/Strata Information		Lot Size 37,026sqft / 0.85ac	Dims (w/d):	Shape: Rect.	ALR?:			
Prk Type: Carport Single	Prk #:	Waste: Septic System	Driveway: Blacktop	SLot?: B				
Water: City/Munic.	Mgd By:	Prk Cm Prp:	Services:	Rent Alld?:				
Lot Feat: View: Water	StrLots/Cplx:	Prk LCP:	Yng Ag Alld?:	Pets Alld?:				
Complex:	Bldgs/Cplx:	Prk Str Lot:	BBQs Alld?:	Assmt Incl:				
SqFt Balc:	Suites/Bldg:	Str Lot Incl:						
SqFt Prk:	Floors/Bldg:	Com Str Itm:						
SqFt Pat:	Lvl/Suite:							
SqFt Strg:								
Gnd/Top?:								
Shrd Am:								
Photos and Map		  						
Brokerage Fee: 3% first \$100,000 1.5% ball				 				

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