



## Summerside Style



Elegant and impressive three bedroom, four bathroom, 1,852 sq.ft craftsman style townhouse in popular Summerside Village. Quality built, open concept layout, with bright southern exposure, recently updated stylish kitchen, wood and tile floors, lofty 9' ceilings, oversize windows and more. No need to compromise outdoor living here, with a lush private back garden and sunny front deck, rare for townhome living. An oversized garage contains vehicle parking plus additional storage and room for a workbench. Framing in place for future elevator if one so desires. The common property includes a heritage farmhouse clubhouse with guest rooms that are available at low cost for owners, kitchen, party room and an indoor swimming pool and gym. This gorgeous townhome takes advantage of this highly sought after location, which is an easy stroll to all the in-town amenities.

\$715,000

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**35 - 107 Atkins Rd  
GI Salt Spring ~ V8K 2X6**

Interior Details

**Layout:** Main Level Entry with Lower/Upper Lvl  
**Bedrms:** 3    **Kitchens:** 1  
**Baths Tot:** 4    **Fireplaces:** 1  
**Bth 2Pce:** 1    **Storeys:** 3  
**Bth 3Pce:** 0    **Fin SqFt:** 1,852  
**Bth 4Pce:** 2    **Unfin SqFt:** 200  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** 8' / Partially Finished  
**Ens 4+Pce:** 1    **FP Feat:** Gas, Living Room  
**App Incl:**  
**Intr Ftrs** Breakfast Nook, Closet Organizer, Dining/Living Combo, Soaker Tub, Storage, Vaulted Ceiling(s)

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	10'x8'
Bathroom	Main	2-Piece
Dining Room	Main	7'x9'
Eating Area	Main	9'x9'
Entrance	Main	5'x6'
Kitchen	Main	11'x9'
Living Room	Main	18'x13'
Bathroom	Second	4-Piece
Bedroom	Second	15'x10'
Ensuite	Second	4-Piece
Master Bedroom	Second	16'x13'

Listing Summary	
<b>MLS@:</b> 857120	<b>List Price:</b> \$715,000
<b>Status:</b> Active	<b>Orig Price:</b> \$715,000
<b>Sub Type:</b> Row/Twn	<b>Sold Price:</b>
	<b>Pend Date:</b>
<b>Taxes:</b> \$2,780	<b>Strata Fee:</b> \$490
<b>2020 Asmt:</b> \$598,000	<b>Title:</b> Frhld/Str



Rooms Summary					
	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	350	752	750		
<b>Beds</b>	1	0	2	0	0
<b>Baths</b>	1	1	2	0	0
<b>Kitchens</b>	0	1	0	0	0

Building Information

**Frnt Faces:** SW    **Bldg Style:** Arts & Crafts    **Cool:** None  
**Built (est)** 2007    **Lgl NC Use:**    **Bldg Warr:**    **Heat:** Baseboard, Electric, Propane  
**Oth Equ:** Central Vacuum Roughed-In    **EnerGuide Rtg/Dt:**    **Roof:** Wood  
**Const Mt:** Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood    **Fndn:** Poured Concrete  
**Ext Feat:** Balcony/Patio    **Accss**

Lot/Strata Information

**Lot Size** 0sqft / 0.00ac    **Dims (w/d):**    **Waterfront:**  
**Prk Type:** Attached, Garage, Guest    **View:**  
**Water:** Municipal    **Waste:** Sewer To Lot    **Services:**  
**Lot Feat:** Irregular Lot, Sloping, Serviced, Wooded Lot  
**Complex:** Summerside Village    **Prk Tota** 1    **Rent Alld?:** Some Rentals: see bylaws  
**SqFt Balc:**    **StrLots/Cplx** 39    **Prk Cm Prp:** 0    **Yng Ag Alld? 1**  
**SqFt Prk:**    **Bldgs/Cplx:** 21    **Prk LCP:** 0    **Pets Alld?:** Cats, Dogs: Small pets - see bylaws  
**SqFt Pat:**    **Suites/Bldg** 2    **Prk Str Lot:** 1    **BBQs Alld?:** Yes  
**SqFt Strg:**    **Floors/Bldg** 3    **Str Lot Incl:** Balcony, Deck/Patio, Garage, Private Garden  
**Gnd/Top?**    **Lvls/Suite:** 3  
**Shrd Am:** Clubhouse, Fitness Centre, Guest Suite, Pool, Recreation Room    **Unit Incl:** Garbage Removal, Insurance, Maintenance Grounds,



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