



## Family Friendly

Immaculate, updated & stylish home on a private and serene 0.56 acre property in the popular Mt. Belcher Heights area. Open concept living area with focal stone fireplace and a well-laid out floor plan, having a fully finished lower level and plenty of living space for family and friends. Recent tasteful upgrades to the kitchen, bathrooms, flooring, light fixtures and freshly painted interior and exterior. Easy care yard with fenced in garden area, extensive stonework and an enchanted back forest for exploring. Single carport and a good community water system. Casual, coastal comfort, a short drive from town.

\$677,000

*Leading* REAL ESTATE COMPANIES OF THE WORLD

**LP** LUXURY PORTFOLIO INTERNATIONAL

**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)





**430 Mt. Belcher Hts  
GI Salt Spring ~ V8K 2J6**

Interior Details

**Layout:** Main Level Entry with Lower Level(s)  
**Bedrms:** 4    **Kitchens:** 1  
**Baths Tot:** 3    **Fireplaces:** 1  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 1,668  
**Bth 4Pce:** 1    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 2    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** 7' 6" / Partial  
**Ens 4+Pce:** 0    **FP Feat:** Living Room, Wood Burning  
**App Incl:**  
**Intr Ftrs** Dining/Living Combo

Rooms		
RoomType	Level	Dim/Pcs
Bedroom	Lower	13'x12'
Ensuite	Lower	2-Piece
Entrance	Lower	10'x3'
Bathroom	Main	4-Piece
Bedroom	Main	11'x10'
Bedroom	Main	10'x10'
Dining Room	Main	9'x9'
Ensuite	Main	2-Piece
Entrance	Main	11'x5'
Kitchen	Main	10'x9'
Living Room	Main	21'x14'
Primary Bedroom	Main	11'x12'
Deck (Unfin)	Main	27'x13'
Deck (Unfin)	Main	7'x4'

Listing Summary	
<b>MLS@:</b> 863128	<b>List Price:</b> \$677,000
<b>Status:</b> Active	<b>Orig Price:</b> \$677,000
<b>Sub Type:</b> SF Det	<b>Sold Price:</b>
<b>Taxes:</b> \$2,576	<b>Pend Date:</b>
<b>2020 Asmt:</b> \$529,000	<b>Strata Fee:</b>
	<b>Title:</b> Freehold



Rooms Summary					
	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	350	1,318			
<b>Beds</b>	1	3	0	0	0
<b>Baths</b>	1	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0

Building Information

**Built (est)** 1983    **Lgi NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Wood  
**Ext Feat:** Balcony/Patio

**Frnt Faces:** S    **Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** None  
**Heat:** Baseboard, Electric, Wood  
**Roof:** Asphalt Shingle  
**Fndn:** Poured Concrete  
**Accss** Primary Bedroom on Main

Lot/Strata Information

**Prk Type:** Attached, Carport  
**Water:** Regional/Improvement [ **Waste:** Septic System  
**Lot Feat:** Park Setting, Private, Rectangular Lot, Rural Setting, Wooded Lot  
**Complex:**  
**SqFt Balc:**                    **StrLots/Cplx**  
**SqFt Prk:**                    **Bldgs/Cplx:**  
**SqFt Pat:**                    **Suites/Bldg**  
**SqFt Strg:**                   **Floors/Bldg**  
**Gnd/Top?**                   **Lvls/Suite:** 2  
**Shrd Am:**

**Lot Size** 24,394sqft / 0.56ac  
**Dims (w/d):**  
**View:**  
**Services:**  
**Prk Tota** 2  
**Rent Alld?:**  
**Prk Cm Prp:**               **Yng Ag Alld?:**  
**Prk LCP:**                   **Pets Alld?:**  
**Prk Str Lot:**               **BBQs Alld?:**  
**Str Lot Incl:**  
**Unit Incl:**

**Waterfront:**



**Sandra Smith**  
 Personal Real Estate Corporation

250.537.1201 | [saltspringhomefinder@gmail.com](mailto:saltspringhomefinder@gmail.com)  
[www.saltspringhomefinder.com](http://www.saltspringhomefinder.com)

Macdonald Realty Ltd.  
 101-170 Fulford Ganges Road  
 Salt Spring Island, BC V8K 2T8