



At Home in Summerside



Elegant and impressive three bedroom, four bathroom, 1,843 sq.ft craftsman style townhouse in popular Summerside Village. Southwest facing, semi-detached quality built home with bright open concept interior, hardwood floors, lofty 9' ceilings, oversized windows, gas fireplace, and classy granite countertops. Upper bedrooms enjoy spacious closets and deluxe ensuite bathrooms. No need to compromise outdoor living with a sunny balcony, and a private ground level patio with covered BBQ, overlooking the lush terraced garden space. An extra large garage provides additional storage or workshop area. The common property includes a heritage farmhouse clubhouse with guest rooms available at low cost for owners, kitchen and an indoor swimming pool and gym. Take advantage of this highly sought after location, an easy stroll to all the in-town amenities.

\$739,000

Leading REAL ESTATE
COMPANIES
OF THE WORLD

LP LUXURY
PORTFOLIO
INTERNATIONAL®

Sandra Smith 250.537.1201
Personal Real Estate Corporation

E saltspringhomefinder@gmail.com W www.saltspringhomefinder.com



**34 - 107 Atkins Rd
GI Salt Spring ~ V8K 2X6**

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 3 **Kitchens:** 1
Baths Tot: 4 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:** 3
Bth 3Pce: 0 **Fin SqFt:** 1,866
Bth 4Pce: 1 **Unfin SqFt:** 392
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Finished
Ens 4+Pce: 2 **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	8x10
Bathroom	Main	2-Piece
Dining Room	Main	9x9
Eating Area	Main	9x6
Kitchen	Main	9x8
Living Room	Main	18x12
Bedroom	Second	15x10
Ensuite	Second	4-Piece
Ensuite	Second	4-Piece
Primary Bedroom	Second	16x13
Garage (Unfin)	Lower	18x21
Balcony (Unfin)	Main	16x6
Patio (Unfin)	Main	25x8

Listing Summary	
MLS@: 876250	List Price: \$739,000
Status: Active	Orig Price: \$739,000
Sub Type: Row/Twn	Sold Price:
Taxes: \$3,151	Pend Date:
2020 Asmt: \$608,000	Strata Fee: \$545
	Title: Frhld/Str



Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	356	755	755		
Beds	1	0	2	0	0
Baths	1	1	2	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est) 2006 **Lgl NC Use:** **Frnt Faces:** SW **Bldg Style:** Arts & Crafts **Cool:** None
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Electric, Propane
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Steel and Concrete, Wood **EnerGuide Rtg/Dt:** **Roof:** Fibreglass Shingle
Ext Feat: Balcony/Deck, Balcony/Patio, Swimming Pool **Fndn:** Poured Concrete
Accss

Lot/Strata Information

Lot Size 1,742sqft / 0.04ac **Dims (w/d):** **Waterfront:**
Prk Type: Garage **View:**
Water: Cooperative **Waste:** Sewer To Lot **Services:**
Lot Feat: Central Location, Easy Access, Irregular Lot, Serviced, Shopping Nearby, Sloping, Southern Exposure
Complex: Summerside Village **Prk Tota** 0 **Rent Alld?:** Some Rentals: Minimum 6 month lease
SqFt Balc: **StrLots/Cplx** 39 **Prk Cm Prp:** 0 **Yng Ag Alld? 0**
SqFt Prk: **Bldgs/Cplx:** 18 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Cats, Dogs, Number Limit: 1 dog or
SqFt Pat: **Suites/Bldg** 2 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg** 3 **Str Lot Incl:** Deck/Patio, Garage, Livable
Gnd/Top? **Lvls/Suite:** 3
Shrd Am: Clubhouse, Fitness Centre, Pool, Pool: Indoor, Recreation Room **Unit Incl:** Garbage Removal, Insurance, Maintenance Grounds,



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