



Nature Lover's Dream

Quality built immaculate home privately set on five peaceful, sunny and park-like acres in a highly sought after location, just minutes from town. South facing, spacious bright rooms, with main level living layout and an additional lower level with flexible space. The picturesque acreage provides a pleasing mix of natural forest and a fenced established, nicely tended vegetable garden with delightful plantings including fruit trees and berries. A detached single garage/workshop, carport and garden shed provide additional storage space. The desirable zoning allows for both home and a future guest cottage. If birdsong, frog chorus and the buzzing of bees sound blissful, this is your slice of paradise!

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\$1,149,000

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	Rooms			Listing Summary	
	RoomType	Level	Dim/Pcs	MLS@: 881355	List Price: \$1,149,000
Bathroom	Lower	4-Piece	Status: Active	Orig Price: \$1,149,000	
Bedroom	Lower	12x15	Sub Tpe: SF Det	Sold Price:	
Bedroom	Lower	16x19		Pend Date:	
Family Room	Lower	16x15	Taxes: \$3,960	Strata Fee:	
Pantry (Finished)	Lower	6x8	2021 Asmt: \$841,000	Title: Freehold	
Bathroom	Main	2-Piece			
Dining Room	Main	10x15			
Eating Nook	Main	9x8			
Ensuite	Main	4-Piece			
Kitchen	Main	13x8			
Laundry	Main	9x10			
Living Room	Main	13x18			
Primary Bedroom	Main	14x16			
Carport (Unfin)	Lower	11x21			
Garage (Unfin)	Lower	11x21			
Storage (Unfin)	Lower	12x6			
Deck (Unfin)	Main	10x18			
Deck (Unfin)	Main	14x12			
Deck (Unfin)	Main	9x4			
144 McAllister Rd					
GI Salt Spring ~ V8K 1M4					
Interior Details					
Layout:	Main Level Entry with Lower Level(s)				
Bedrms: 3	Kitchens: 1				
Baths Tot: 3	Fireplaces: 1				
Bth 2Pce: 1	Storeys:				
Bth 3Pce: 0	Fin SqFt: 2,493				
Bth 4Pce: 1	Unfin SqFt: 90				
Bth 5Pce: 0	Bed & Brk:				
Ens 2Pce: 0	Addnl Acc:				
Ens 3Pce: 0	Basement: None				
Ens 4+Pce: 1	FP Feat: Living Room, Wood Burning				
App Incl:					
Intr Ftrs					
Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	1,197	1,386			
Beds	2	1	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0
Building Information					
Built (est): 1995	Lgl NC Use:	Frnt Faces: S	Bldg Style:	Cool: None	
Oth Equ:			Bldg Warr:	Heat: Electric, Wood	
Const Mt: Wood			EnerGuide Rtg/Dt:	Roof: Asphalt Shingle	
Ext Feat: Balcony/Deck, Garden				Fndn: Poured Concrete	
				Accss: Primary Bedroom on Main	
Lot/Strata Information					
Lot Size: 217,800sqft / 5.00ac	Prk Type: Carport, Garage	Water: Well: Drilled	Waste: Septic System	Dims (w/d):	Waterfront:
Lot Feat: Acreage, Central Location, Cul-de-sac, Easy Access, Park Setting, Private, Quiet Area, Rural Setting, Southern Exposure	Complex:	SqFt Balc:	Prk Tota: 3	View:	Services:
SqFt Prk:	StrLots/Cplx:	SqFt Pat:	Prk Cm Prp:	Rent Alld?:	Yng Ag Alld?:
SqFt Strg:	Bldgs/Cplx:	Gnd/Top?:	Prk LCP:	Pets Alld?:	BBQs Alld?:
Shrd Am:	Suites/Bldg:		Prk Str Lot:		
	Floors/Bldg:		Str Lot Incl:	Unit Incl:	
	Lvl/Suite:				



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