



Oceanside Retreat



A waterfront oasis with striking ocean and Vancouver Island views, immaculate home and rare TWO titles. Coveted southwestern exposure sets the stage for the most stunning sunsets and brilliant light. This secluded, high-bank waterfront provides over an acre of park-like, yet easily maintained landscaping, with a mix of indigenous and perennial gardens. Built for comfortable and gracious living, this home features vaulted ceilings and large picture windows maximizing views and allowing light to stream in. Hardwood flooring, fir trim and updated kitchen and baths add to the appeal of this custom home. Additional guest accommodation in charming separate studio/cottage, with loft area and garage. Truly, your own private haven.

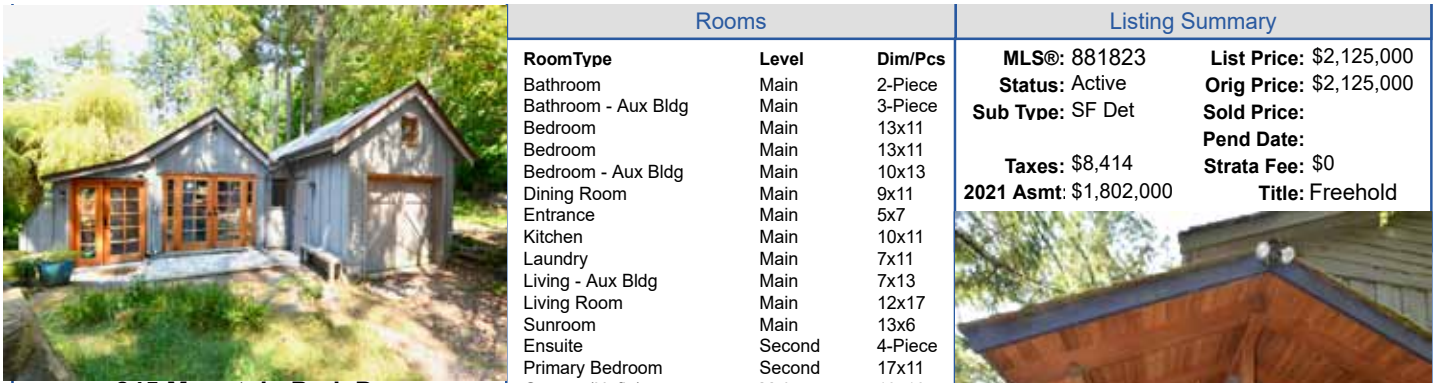
\$2,125,000

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**245 Mountain Park Dr
GI Salt Spring ~ V8K 1G3**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 4 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 1,992
Bth 4Pce: 0 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 1 **FP Feat:** Living Room, Wood Burning
App Incl:
Intr Ftrs Eating Area, Vaulted Ceiling(s), Wine Storage

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Bathroom - Aux Bldg	Main	3-Piece
Bedroom	Main	13x11
Bedroom	Main	13x11
Bedroom - Aux Bldg	Main	10x13
Dining Room	Main	9x11
Entrance	Main	5x7
Kitchen	Main	10x11
Laundry	Main	7x11
Living - Aux Bldg	Main	7x13
Living Room	Main	12x17
Sunroom	Main	13x6
Ensuite	Second	4-Piece
Primary Bedroom	Second	17x11
Garage (Unfin)	Main	10x18

Listing Summary	
MLS@: 881823	List Price: \$2,125,000
Status: Active	Orig Price: \$2,125,000
Sub Tpe: SF Det	Sold Price:
Taxes: \$8,414	Pend Date:
2021 Asmt: \$1,802,000	Strata Fee: \$0
	Title: Freehold



Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt		1,273	511		372
Beds	0	3	1	0	0
Baths	0	2	1	0	0
Kitchens	0	1	0	0	0

Building Information	Frnt Faces:	Bldg Style:	West Coast	Cool:	None
Built (est): 1979 Lgl NC Use:	Bldg Warr:			Heat: Baseboard, Electric	
Oth Equ:	EnerGuide Rtg/Dt:			Roof: Shake, Wood	
Const Mt: Wood				Fndn: Poured Concrete	
Ext Feat: Balcony/Patio, Fencing: Full				Accss: Ground Level Main Floor	

Lot/Strata Information	Lot Size	51,400sqft / 1.18ac	Dims (w/d):	Waterfront:	Ocean
Prk Type: Detached, Garage	View:	Ocean			
Water: Municipal	Waste: Septic System		Services:		
Lot Feat: Irregular Lot, Serviced, Wooded Lot			Rent Alld?:		
Complex:	Prk Tota 1		Yng Ag Alld?:		
SqFt Balc:	StrLots/Cplx		Pets Alld?:		
SqFt Prk:	Bldgs/Cplx:		BBQs Alld?:		
SqFt Pat:	Suites/Bldg:				
SqFt Strg:	Floors/Bldg:				
Gnd/Top?:	Lvl/Suite: 3				
Shrd Am:			Unit Incl:		

