



## Sandpiper Sunshine



This bright and sunny, south-facing, west coast family home is situated in the upscale Channel Ridge area taking in pleasant ocean views (with potential to enrich). Equally comfortable for everyday living and entertaining, the home has open concept living, flexible floor plan, beautiful hardwood floors, cherry wood cabinets, vaulted ceiling, spacious rooms and a double car garage. Extensive window banks and French doors make the most of natural light and provide ocean glimpses. Self-contained two bedroom lower level is also tastefully finished and ready to welcome guests. The 0.55 acre property enjoys low maintenance natural surroundings and sun-kissed decks for outdoor appreciation. Step outside and take advantage of the miles of scenic hiking trails. Peaceful, private, with a great sense of community and just ten minutes to town.

\$1,295,000

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| Rooms              |       |         |
|--------------------|-------|---------|
| RoomType           | Level | Dim/Pcs |
| Bathroom           | Lower | 4-Piece |
| Bedroom            | Lower | 15x14   |
| Bedroom            | Lower | 11x14   |
| Dining-Additional  | Lower | 10x8    |
| Kitchen-Additional | Lower | 10x10   |
| Living-Additional  | Lower | 17x19   |
| Walk-in Closet     | Lower | 4x10    |
| Bathroom           | Main  | 4-Piece |
| Bedroom            | Main  | 12x10   |
| Bedroom            | Main  | 12x10   |
| Dining Room        | Main  | 9x10    |
| Eating Nook        | Main  | 10x9    |
| Ensuite            | Main  | 4-Piece |
| Entrance           | Main  | 12x7    |
| Kitchen            | Main  | 10x11   |
| Laundry            | Main  | 8x5     |
| Living Room        | Main  | 17x19   |
| Primary Bedroom    | Main  | 14x14   |
| Walk-in Closet     | Main  | 8x6     |

| Listing Summary             |                                |
|-----------------------------|--------------------------------|
| <b>MLS@:</b> 885980         | <b>List Price:</b> \$1,295,000 |
| <b>Status:</b> Active       | <b>Orig Price:</b> \$1,295,000 |
| <b>Sub Type:</b> SF Det     | <b>Sold Price:</b>             |
|                             | <b>Pend Date:</b>              |
| <b>Taxes:</b> \$4,266       | <b>Strata Fee:</b>             |
| <b>2020 Asmt:</b> \$852,000 | <b>Title:</b> Freehold         |



**117 Sandpiper PI  
GI Salt Spring ~ V8K 2W5**

**Interior Details**

|                       |   |
|-----------------------|---|
| <b>Layout:</b>        | Main Level Entry with Lower Level(s)            |
| <b>Bedrms:</b>        | 5   |
| <b>Baths Tot:</b>     | 3   |
| <b>Bth 2Pce:</b>      | 0   |
| <b>Bth 3Pce:</b>      | 0   |
| <b>Bth 4Pce:</b>      | 2   |
| <b>Bth 5Pce:</b>      | 0   |
| <b>Ens 2Pce:</b>      | 0   |
| <b>Ens 3Pce:</b>      | 0   |
| <b>Ens 4+Pce:</b>     | 1   |
| <b>Kitchens:</b>      | 2   |
| <b>Fireplaces:</b>    | 2   |
| <b>Storeys:</b>       |   |
| <b>Fin SqFt:</b>      | 3,412   |
| <b>Unfin SqFt:</b>    | 0   |
| <b>Bed &amp; Brk:</b> |   |
| <b>Addnl Acc:</b>     | Exists  |
| <b>Basement:</b>      | 8' 9" / Finished, Walk-Out Access, With Windows |
| <b>FP Feat:</b>       | Living Room, Propane, Wood Stove                |

**Rooms Summary**

|                 | Lower | Main  | Second | Third | Other |
|-----------------|-------|-------|--------|-------|-------|
| <b>Fin SqFt</b> | 1,696 | 1,716 |        |       |       |
| <b>Beds</b>     | 2     | 3     | 0      | 0     | 0     |
| <b>Baths</b>    | 1     | 2     | 0      | 0     | 0     |
| <b>Kitchens</b> | 1     | 1     | 0      | 0     | 0     |

| Building Information |  | Cool:                    |                         |
|----------------------|--|--------------------------|-------------------------|
| <b>Frnt Faces:</b>   | N  | <b>Bldg Style:</b>       | Arts & Crafts           |
| <b>Built (est):</b>  | 2002   | <b>Bldg Warr:</b>        | No                      |
| <b>Lgl NC Use:</b>   |  | <b>EnerGuide Rtg/Dt:</b> |                         |
| <b>Oth Equ:</b>      | Central Vacuum, Propane Tank   | <b>Roof:</b>             | Asphalt Shingle         |
| <b>Const Mt:</b>     | Frame Wood, Insulation: Ceiling, Insulation: Walls, Steel and Concrete, Wood | <b>Fndn:</b>             | Poured Concrete         |
| <b>Ext Feat:</b>     | Balcony/Patio  | <b>Accss:</b>            | Ground Level Main Floor |

| Lot/Strata Information |   | Dims (w/d):          |       | Waterfront: |  |
|------------------------|---|----------------------|-------|-------------|--|
| <b>Lot Size</b>        | 23,958sqft / 0.55ac                               | <b>View:</b>         | Ocean |             |  |
| <b>Prk Type:</b>       | Attached, Driveway, Garage Double                 | <b>Services:</b>     |       |             |  |
| <b>Water:</b>          | Municipal   | <b>Rent Alld?:</b>   |       |             |  |
| <b>Waste:</b>          | Sewer Connected                                   | <b>Yng Ag Alld?:</b> |       |             |  |
| <b>Lot Feat:</b>       | Cleared, Easy Access, Quiet Area, Rectangular Lot | <b>Pets Alld?:</b>   |       |             |  |
| <b>Complex:</b>        |   | <b>BBQs Alld?:</b>   |       |             |  |
| <b>SqFt Balc:</b>      |   | <b>Prk Tota</b>      | 4     |             |  |
| <b>SqFt Prk:</b>       |   | <b>Prk Cm Prp:</b>   | 0     |             |  |
| <b>SqFt Pat:</b>       |   | <b>Prk LCP:</b>      |       |             |  |
| <b>SqFt Strg:</b>      |   | <b>Prk Str Lot:</b>  |       |             |  |
| <b>Gnd/Top?:</b>       |   | <b>Str Lot Incl:</b> |       |             |  |
| <b>Shrd Am:</b>        |   | <b>Unit Incl:</b>    |       |             |  |
| <b>Lvs/Suite:</b>      | 2   |                      |       |             |  |



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