



Fulford Artist's Retreat

Perched atop a mossy knoll, with sunny southern exposure, is this tranquil Fulford Harbour view home, with two substantial and versatile studios. The picturesque property is situated on one of the larger lots at the end of Orchard Road (1.2 acres), a short stroll to charming Fulford Village and the Swartz Bay ferry. Bright, open concept, one level home with a unique hexagonal shape taking advantage of the lovely views and coastal topography. The two stand-alone studios provide ideal opportunities for the artist, craftsperson, hobbyist or today's work from home arrangement. Peaceful natural ambience with native landscape is a delightful breath of fresh air!

\$859,900

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	Rooms			Listing Summary	
	RoomType	Level	Dim/Pcs	MLS@: 888175	List Price: \$859,900
Bathroom	Main	4-Piece	Status: Active	Orig Price: \$899,000	
Bathroom	Main	3-Piece	Sub Tpe: SF Det	Sold Price:	
Bedroom	Main	13x10	Taxes: \$4,543	Pend Date:	
Dining Room	Main	15x11	2021 Asmt: \$860,000	Strata Fee: \$0	
Ensuite	Main	3-Piece		Title: Freehold	
Entrance	Main	4x7			
Kitchen	Main	12'x11'			
Kitchen	Main	12x9			
Laundry	Main	8x13			
Living Room	Main	14x7			
Primary Bedroom	Main	12x13			
127 Orchard Rd GI Salt Spring ~ V8K 1W2					
Interior Details					
Layout:	Split Level		Rooms Summary		
Bedrms: 2	Kitchens: 2				
Baths Tot: 3	Fireplaces: 1				
Bth 2Pce: 0	Storeys:				
Bth 3Pce: 1	Fin SqFt: 1,507				
Bth 4Pce: 1	Unfin SqFt: 192				
Bth 5Pce: 0	Bed & Brk:				
Ens 2Pce: 0	Addnl Acc:				
Ens 3Pce: 1	Basement: 7' / Partial				
Ens 4+Pce: 0	FP Feat: Living Room, Wood Stove				
App Incl:					
Intr Ftrs					
Building Information		Frnt Faces: S	Bldg Style:	Cool: None	
Built (est): 1986	Lgl NC Use:		Bldg Warr:	Heat: Baseboard, Electric, Wood	
Oth Equ:			EnerGuide Rtg/Dt:	Roof: Fibreglass Shingle	
Const Mt: Wood				Fndn: Pillar/Post/Pier, Poured Concrete	
Ext Feat:				Accss:	
Lot/Strata Information		Lot Size 52,707sqft / 1.21ac	Dims (w/d):	Waterfront:	
Prk Type: Driveway			View: Ocean		
Water: Municipal	Waste: Septic System		Services:		
Lot Feat: Irregular Lot, Southern Exposure					
Complex:		Prk Tota 2	Rent Alld?:		
SqFt Balc:	StrLots/Cplx		Yng Ag Alld?:		
SqFt Prk:	Bldgs/Cplx:	Prk Cm Prp:	Pets Alld?:		
SqFt Pat:	Suites/Bldg:	Prk LCP:	BBQs Alld?:		
SqFt Strg:	Floors/Bldg:	Prk Str Lot:			
Gnd/Top?:	Lvls/Suite: 2	Str Lot Incl:			
Shrd Am:			Unit Incl:		

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