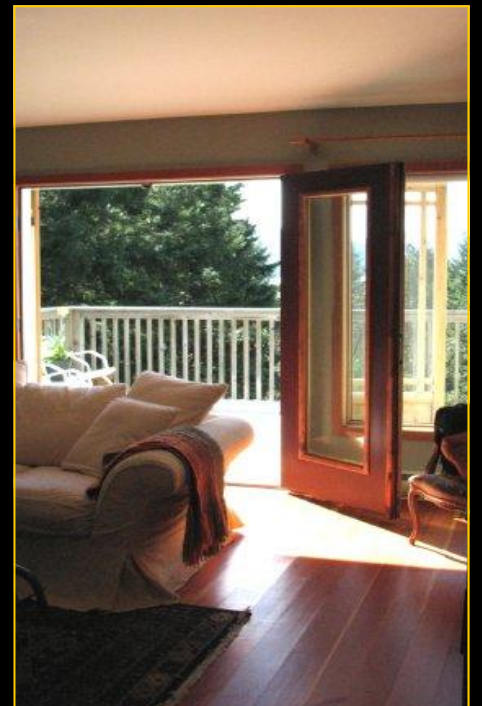




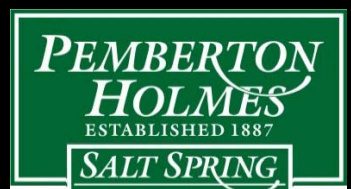
Sunset Harmony

Offered at \$599,000



Marketed By: Anne Miller Bus: 537-5553
Toll Free: 1-888-608-5553

164 Fulford-Ganges Road, Salt Spring Island, BC V8K 2T8 Tel (250) 537-5553 Fax (250) 537-4288 Toll Free 1-888-608-5553
email: realestatesaltspring@gmail.com Web site: www.realestatesaltspring.ca



NAME: WATSON, C.

MLS #303352

ADDRESS: 641 Sunset Drive

LEGAL DESCRIPTION: VIP43713, Lot 5, DL 4, LD 16, Portion NSS. PID: 004-161-408

PRICE: \$599,000

SELLING COMM: D&BA

LISTING SALESPERSON: Anne Miller

PHONE: 537-5553

TAXES (10): \$2,772

LOT SIZE: 6.42 Ac.

ROOF: Asphalt Shingle (NEW!)

HEATING: Elec./Wood

WATER: Community

LEVELS: One

TERMS: P.A.O.F., Cash

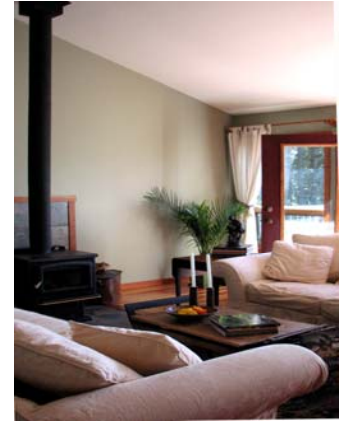
YEAR BUILT: 1992

EXTERIOR: Wood

FIREPLACE: Wood Stove in Living Room

WASTE: Septic

TOTAL AREA: 1,320 Sq. Ft.



Specifications

ENTRANCE: 7' x 3'

KITCHEN: 14' x 13'

BEDROOM: 11' x 9'

LIVING ROOM: 18' x 17'

MSTR BEDROOM: 13' x 10'

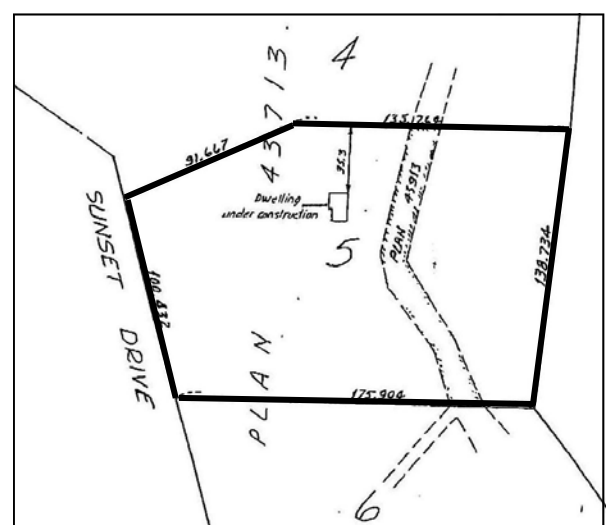
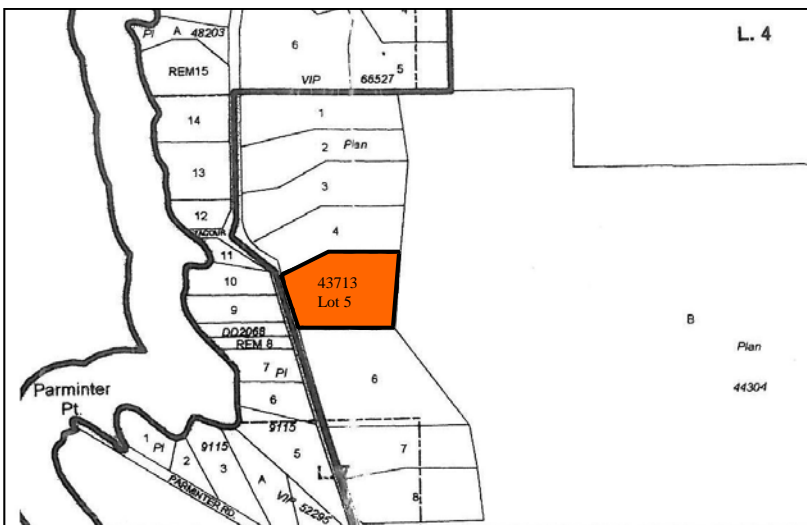
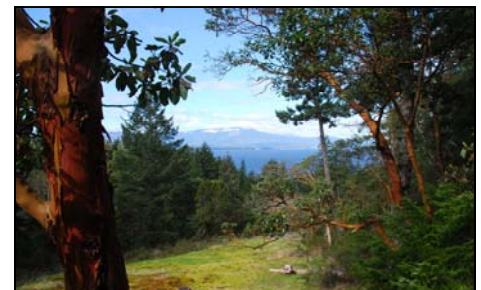
BATHROOM: 4 Pce.

DINING ROOM: 19' x 12'

ENSUITE: 4 Pce.

WET BAR: 6' x 5'

All components of this acreage blend together beautifully ... a charming, casual country home, a superb, private location, ocean and mountain views, dramatic sunsets and miles of adjacent walking trails. This west-facing house is sited on a sunny ridge forested by arbutus, fir and Garry oak, with rocky outcrops, a fern glade and seasonal ponds. The comfortable, low-maintenance home has fir floors throughout, from wood milled from the property, a newer family kitchen, all wood windows, new paint in and out and a new roof. The large bright living room has a woodstove, vaulted ceiling and French doors opening onto 488 square feet of deck. This is one of 6 homes on acreages situated along a private laneway, offering the perfect retreat. Additional features: No views of Crofton mill, screen doors, sun shades on all west facing windows, wet bar plumbed for washer/dryer and a garden shed.



* Above information is from sources believed to be reliable but should not be relied upon without verification. Pemberton Holmes assumes no responsibility for its accuracy *