

# Perfection In Quality & Location



A Salt Spring Island estate in Channel Ridge on a very private 1.78 acres. This quality built and unusually well maintained and improved home is situated in a park like setting among a magnificent stand of mature trees. It enjoys mountain and some ocean views, and lots of sunshine with its south facing aspect. Living is "easy" in this well designed comfortable home. A superb kitchen and adjoining family room are central to the comfort and convenience. The design of the main level reflects the well considered floor plan. The lower level has two more bedrooms, a full bathroom and a large entertainment area. An additional, almost completely finished area provides ample storage space and the potential for a large games room. A spacious double garage with storage shelves and work bench and a fully fenced vegetable garden complete the picture.

**Reduced to \$734,000**



**Marketed By: Anne Miller Bus: 537-5553**

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**MLS:** 250885

**ADDRESS:** 121 Teal Place

**LEGAL DESCRIPTION:** Plan 50011 , Lot 19, LD 16, Section 10, Range 1E. PID: 015-833-721

**PRICE:** \$734,000

**SELLING COMM:** D&BA

**LISTING SALESPERSON:** Anne Miller

**PHONE:** 537-5553

**TAXES (08):** \$3,425.42

**YEAR BUILT:** 1993

**HEATING:** Elec./Wood

**WASTE:** Septic

**TERMS:** P.A.O.F.

**ROOF:** Wood

**PARKING.:** Dble Garage

**LEVELS:** Two

**LOT SIZE:** 1.78 Ac.

**EXTERIOR:** Wood

**WATER:** Community

**TOTAL AREA:** 3,350 Sq. Ft.

*Main Floor 2,200 Sq. Ft.*

**ENTRANCE:** 7' x 7'

**KITCHEN:** 14' x 14'

**BATHROOM:** 4 Pce.

**ENSUITE:** 3 Pce.

**LIVING ROOM:** 16' x 13' 8"

**EATING AREA:** 12' x 8'

**OFFICE:** 10' x 9' 6"

**BEDROOM:** 14' x 10'

**DINING ROOM:** 14' 9" x 10'

**FAMILY ROOM:** 18' x 13'

**MSTR BEDROOM:** 16' x 14' 8"

**BEDROOM:** 15' x 10'

*Lower Floor 1,150 Sq. Ft.*

**BEDROOM:** 17' x 14' 6"

**STORAGE (Unfinished):** 71' x 15'

**BEDROOM:** 14' 6" x 14"

**ENTERTAINMENT AREA:** 24' x 16'

**BATHROOM:** 3 Pce.

**REMARKS:** Built-In Vacuum System. Included in Sale: Desk in Office.

**EXCLUDED FROM SALE:** Dining Room Light Fixture & Brass Door Knocker at Front Entry.

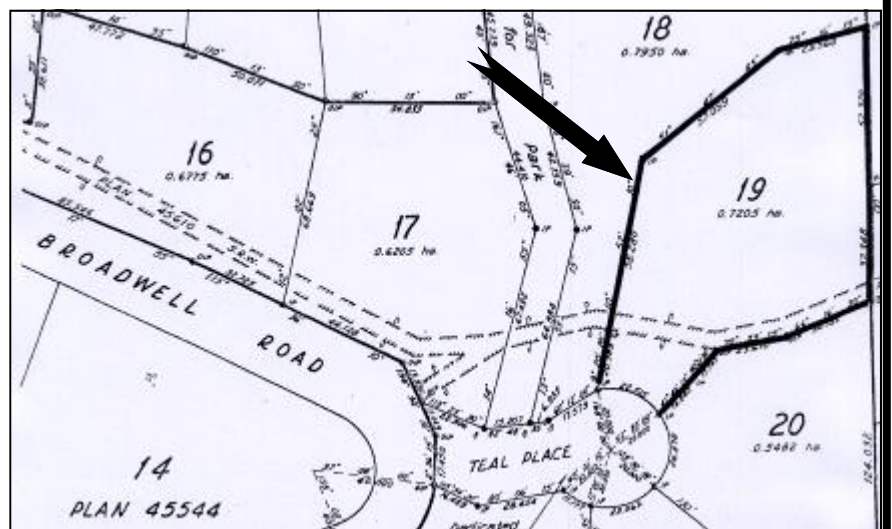
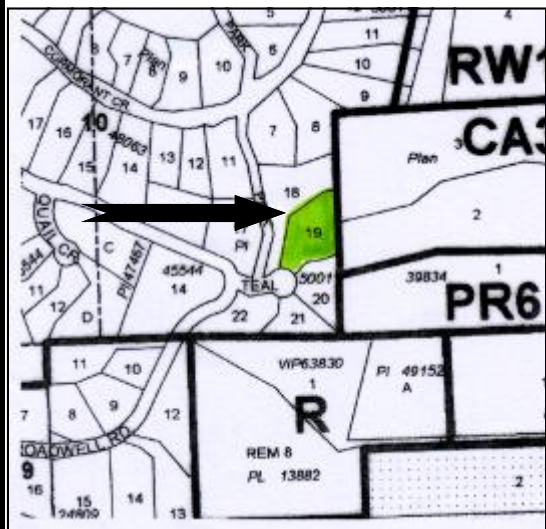
Dining Room



Superb Kitchen



Main Level Sitting Room



\* 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 \*

South Aspect With Wisteria



East Facing Red Maple



Main Level Family Room



Bedroom - Currently Library



Private Driveway



Spectacular Sunsets



Lower Level Family Room

