

The Future is Bright
\$798,000



If you are searching for a peaceful country setting in the sunny south end, then this feature packed 5 acre property may be the one for you. Close to Stowel and Weston Lakes, five minutes to Fulford Harbour. A turn-key 1.2 acre certified organic farm provides a self-sustaining lifestyle with eco-friendly guest cottage home and potential for future growth (zoning allows for a large primary home with a cleared and level building site.) The cottage home was built to high environmental standards including R40 insulated concrete form walls and ceiling, natural clay finish on main floor walls and ceiling, geexchange heating system (built to accommodate larger future home) and 40 solar panels, radiant in-floor heat, PaperStone counter tops and much more. A clever, functional floor plan maximizes space with bump outs and an upper loft. The market garden enjoys farm tax status with ten plots for ten year crop rotation, greenhouse, asparagus patches, herb garden, grape arbour, hazelnut orchard and pump in pond which provides irrigation. Outbuildings supporting the farm operation are all in place. Dependable well with good water. All in all a great package for the garden enthusiast wanting to take their passion to the next level.

Sandra Smith

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ADDRESS: 111 Andrew Place

MLS#: 394376

PID: 004-015-703

LEGAL: Plan VIP43592, Lot A, Sec 73, South SSI, LD 16 Cowichan

PRICE: \$798,000

LISTED BY: Sandra Smith

TAXES 2017: \$2,404

PHONE: 250.537.1201

S. COMM: 3% & 1.5%

LOT SIZE: 5 acres

WATER: drilled well

EXTERIOR: wood & metal

BEDROOMS: 2

AREA (finished): 1,350 sq. ft

WASTE: Septic System

HEAT: Radiant in Floor

BATHROOMS: 1

AGE: 2008

ZONING: R

ROOF: Metal

MAIN LEVEL: 675 including "bump out" nooks

ENTRANCE: 11 x 10

KITCHEN: 8 x 10

NOOK: 4 x 9

LIVING ROOM: 11 x 11

BATHROOM: 4 pce.

DINING: 11 x 9

NOOK: 4 x 15

UPPER LEVEL: 675 sq. ft.

MAIN BEDROOM: 10 x 12

FAMILY ROOM: 20 x 10

WALK IN CLOSET: 7 x 6

BEDROOM/OFFICE: 10 x 8

GREENHOUSE: 10 x 17

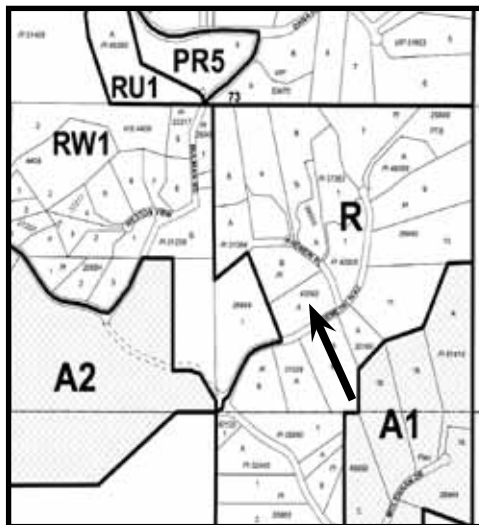
FARM STAND: 12 x 8

PREP ROOM: 12 x 8

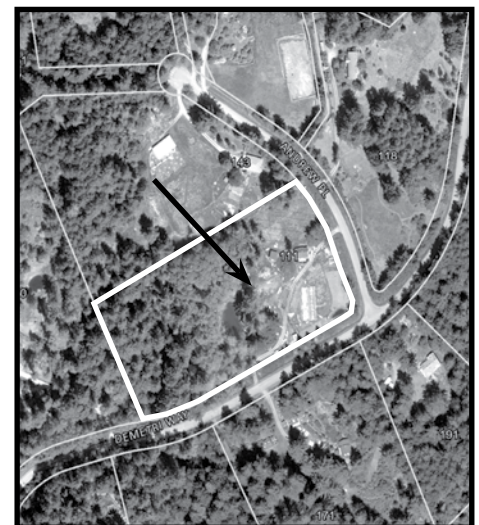
WORKSHOP: 16 x 16



AREA MAP



NEIGHBOURHOOD MAP



AERIAL VIEW

**The above information is from sources believed to be reliable but should not be relied upon without verification.
MACDONALD REALTY Salt Spring Island assumes no responsibility for accuracy.*



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Additional Information:

- Home built as seasonal cottage, the main house may still be built
- Cottage has R40 insulated concrete form walls (6" reinforced concrete sandwiched between two layers of half inch polystyrene, first floor ceiling 12" thick EcoDeck composed of reinforced concrete U-beams in polystyrene covered in a 4" concrete topcoat with in-floor heating, walls held in place by linkage to the EcoDeck ceiling/floor, R38 roof
- Exterior - metal sheathed polystyrene, covered in hand split cedar board on first floor, corrugated galvanized steel, south slope of 47 degrees with 40 panel photo voltaic array and steel roof
- Interior - 600 sq. ft on main floor plus 105 sq. ft of "bump out" (two chair level spaces 5"10' height, one 75 sq. ft. used as guest sleeping area, 30 sq. ft. for plants
- Upstairs consists of bedroom, office/bedroom, large loft space which could be 3rd bedroom and storage closet
- Finishes in main floor - walls and ceiling natural clay (over inner polystyrene) finished with American Clay, work all done by the "Mud Girls" collective; flooring on main floor travertine marble, finish on second floor Siberian larch, second floor walls textured plaster, sloped ceiling white pine.
- Kitchen cabinets - re-purposed English antique oak cabinets/sideboards, counter tops are Paper Stone (recycled paper with lignins reintroduced, coloured, pressed at 500 pounds pressure and 500 degrees)
- Heating of house: radiant in-floor heating in both first and second floors
- Heating system: geo-exchange heating system with eight ton capacity (five ton and three ton pumps) circulating water through five 225' wells sends water to house at a temperature of 83 degrees F. System designed and engineered to heat a 5000 square foot space (4000 spare for planned main house). \$3-\$4 worth of heat for every \$1 spent on electricity to power the system.
- Septic system: designed to accommodate 5000 square feet of living space with as many as ten occupants. At present there is a small field at the south boundary of the property. An area sufficient for the appropriate raised sand bed field has been left in the North field (hazelnut orchard).
- Solar system: 40 panels rated to produce 6700 watts of power with two inverters; grid-tied system (power flows into the grid at peak generation times and out of the grid during periods of low production - nights and winter. System produced slightly more power in 2016 than was consumed which includes heat for the house (better than net zero).
- Market Garden: Certified Organic (IOPA #1943) with tax Farm Status; The soil has been worked on for five years; 0.6 acres in ten even sized individual plots for a ten year crop rotation, plus 10 x 17 greenhouse with double tables, 16' x 80' new asparagus patch, 40' x 5' mature asparagus patch, two thirteen foot shelves have heated sand beds, herb garden, grape arbor, steel and plastic garden shed, 8' x 12' prep room with 12.5' stainless steel sink/counter unit, small heater, power and light, two sheltered hand wash stations, 8' x 12' farm stand with shelving, lock box, freezer/refrigerator. Water supply is from pump in large pond which automatically pumps to tank at top of property and then gravity feeds to garden. Selling relationships with Nature Works, Country Grocer (offered an in-store farm banner for next year), Auntie Pesto restaurant, Salt Spring Inn.
- Mechanical Room: built of insulated concrete forms, houses geo-exchange heating system and 12' x 15' shop space with workbench and shelving.
- Building Site for Main house has been blasted level.



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