



## Southey Point Waterfront

It is the first time on the market for this cherished family waterfront retreat. The Schubart designed residence is perfectly sited near the shoreline on 1.7 west facing sunny acres and achieves a harmonious blend with the surrounding landscape and a seamless connection to its coastal environment and stunning ocean views. Built for comfortable and gracious living, the well-kept home has a spacious, interesting and efficient floor plan with well-lit rooms, yellow cedar finish and banks of floor to ceiling windows showcase the sea to island views. Outdoor sitting areas and sun decks provide a tranquil haven to enjoy the breathtaking sunsets. The most perfect spot for a summer swim or kayak adventure. A lifetime of memories in the making.

\$2,195,000

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	Finished Rooms					Listing Summary		
	<b>Rooms / Lvl</b>	<b>Lvl 1</b>	<b>Lvl 2</b>	<b>Lvl 3</b>	<b>Lvl 4</b>	<b>MLS®:</b> 421716	<b>List Price:</b> \$2,195,000	
<b>Finished SqFt:</b>	2,879	692				<b>Status:</b> Current	<b>Orig Price:</b> \$2,195,000	
Entrance	12x13					<b>SubClass:</b> SF Det	<b>Sold Price:</b>	
Living	18x27					<b>Taxes:</b> \$8,979	<b>Pend Date:</b>	
Dining	12x15					<b>2019 Asmt:</b> \$1,905,000	<b>Mth Asmt:</b>	
Kitchen	16x10						<b>Title:</b> Freehold	
Mast Bdrm	19x15		4					
Bathroom	3							
Ensuite	5							
Eating Area	10x10							
Family	26x15							
Laundry	9x9							
Other	14x10							
Walk-in Closet	5x7							
Bedroom		12x11						
Bedroom		12x11						
Bedroom		13x11						
Interior Details		Unfinished Rooms						
<b>Layout:</b>	Main Level Entry with Upper Level(s)		Garage	18x25				
<b>Bedrms:</b>	4	<b>Kitchens:</b> 1	Porch	9x10				
<b>Baths Tot:</b>	3	<b>Fireplaces:</b>	Deck	28x22				
<b>Bth 2Pce:</b>		<b>Main Lev:</b> Level 1	Deck	14x18				
<b>Bth 3Pce:</b>	1	<b>Fin SqFt:</b> 3,571	Deck	19x5				
<b>Bth 4Pce:</b>	1	<b>Unfin SqFt:</b> 493	Schools					
<b>Bth 5Pce:</b>		<b>Bed &amp; Brk:</b> Potential	<b>Elementary</b>	<b>Middle</b>	<b>Senior</b>			
<b>Ens 2Pce:</b>		<b>Adnl Acc:</b>						
<b>Ens 3Pce:</b>		<b>Basement:</b> Crwl Space						
<b>Ens 4+Pce</b>	1	<b>FP Feat:</b> Family Rm, Living Rm						
<b>App Incl:</b>								
<b>Int Feat:</b>	Ceil Vaulted, Dining-Living Combo							
Building Information		<b>Frnt Faces:</b> W	<b>Bldg Sch:</b>	<b>Bldg Style:</b> West Coast				
<b>Built (est)</b>	1976	<b>Lgl NC Use:</b>	<b>Rear Faces:</b>	<b>Bldg Warr:</b>	<b>Fuel:</b> Electric, Wood			
<b>Lsd Equ:</b>				<b>EnerGuide Rtg/Dt:</b>	<b>Heat:</b> Wood Stove			
<b>Const Mt:</b>					<b>Roof:</b> Wood			
<b>Ext Fin:</b>	Wood				<b>Fndn:</b> Concrete Poured			
<b>Ext Feat:</b>					<b>Accss:</b> Ground Level Main Floor, Master B			
Lot/Strata Information		<b>Lot Size</b> 77,101sqft / 1.77ac	<b>Dims (w/d):</b>	<b>Shape:</b> Irreg.	<b>ALR?:</b>			
<b>Prk Type:</b>	Garage Double	<b>Prk #:</b>	<b>Driveway:</b>		<b>SLot:</b> 20			
<b>Water:</b>	City/Munic.	<b>Waste:</b> Septic System	<b>Services:</b>					
<b>Lot Feat:</b>	Wfront: Ocean, Level, Private							
<b>Complex:</b>		<b>Mgd By:</b>	<b>Rent Alld?:</b>					
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>	<b>Prk Cm Prp:</b>	<b>Yng Ag Alld:</b>					
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Prk LCP:</b>	<b>Pets Alld?:</b>					
<b>SqFt Pat:</b>	<b>Suites/Bldg</b>	<b>Prk Str Lot:</b>	<b>BBQs Alld?:</b>					
<b>SqFt Strg:</b>	<b>Floors/Bldg</b>	<b>Str Lot Incl:</b>						
<b>Gnd/Top?:</b>	<b>Lvl/Suite:</b>	<b>Com Str ltm:</b>						
<b>Shrd Am:</b>			<b>Assmt Incl:</b>					
Photos and Map								
								
<b>Brokerage Fee:</b> 1.5%					Google Map data ©2020			

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