



## Character and Charm

European charm and character with a great location, just a short stroll to the village. This sweet and sunny home has two bedrooms up and two bedrooms down making it a great arrangement for family and friends. Lovely wood beamed ceilings, custom cabinetry and wrap around deck with access from living, dining and main bedroom. Over a quarter of an acre of usable land, an area for a small garden and native trees for west coast ambience. Location, location!

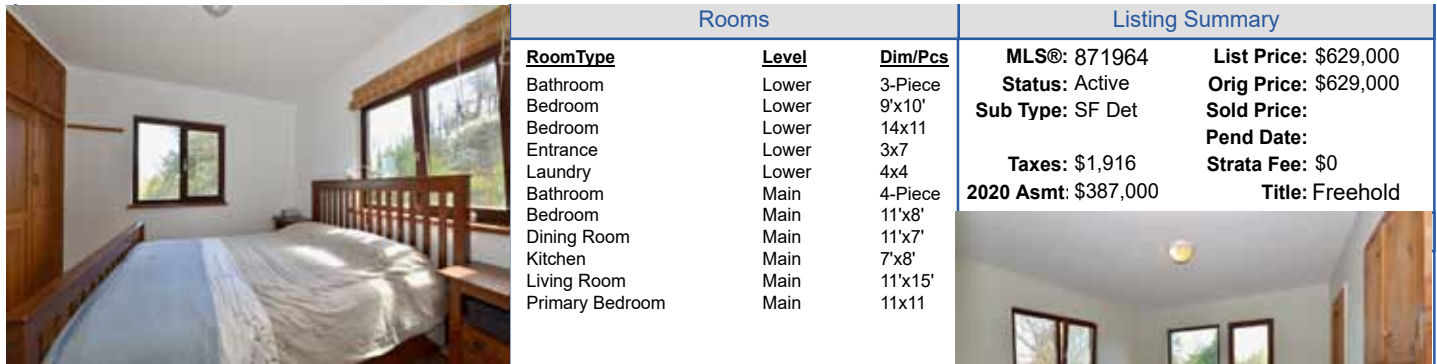
\$629,000

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**Rooms**

**Listing Summary**

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	9'x10'
Bedroom	Lower	14x11
Entrance	Lower	3x7
Laundry	Lower	4x4
Bathroom	Main	4-Piece
Bedroom	Main	11'x8'
Dining Room	Main	11'x7'
Kitchen	Main	7'x8'
Living Room	Main	11'x15'
Primary Bedroom	Main	11x11

**MLS@:** 871964      **List Price:** \$629,000  
**Status:** Active      **Orig Price:** \$629,000  
**Sub Type:** SF Det      **Sold Price:**  
                                  **Pend Date:**  
**Taxes:** \$1,916      **Strata Fee:** \$0  
**2020 Asmt:** \$387,000      **Title:** Freehold



**111 Perdue Rd  
GI Salt Spring ~ V8K 2K4**

**Interior Details**

**Layout:** Ground Level Entry With Main Up  
**Bedrms:** 4      **Kitchens:** 1  
**Baths Tot:** 2      **Fireplaces:** 0  
**Bth 2Pce:** 0      **Storeys:**  
**Bth 3Pce:** 1      **Fin SqFt:** 1,288  
**Bth 4Pce:** 1      **Unfin SqFt:** 0  
**Bth 5Pce:** 0      **Bed & Brk:**  
**Ens 2Pce:** 0      **Addnl Acc:**  
**Ens 3Pce:** 0      **Basement:** None  
**Ens 4+Pce:** 0      **FP Feat:**  
**App Incl:**  
**Intr Ftrs**

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	493	795			
<b>Beds</b>	2	2	0	0	0
<b>Baths</b>	1	1	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est)** 1993      **Lgl NC Use:**      **Frnt Faces:** E      **Bldg Style:**      **Cool:** None  
**Oth Equ:**      **EnerGuide Rtg/Dt:**      **Bldg Warr:**      **Heat:** Baseboard, Electric  
**Const Mt:** Stucco      **Roof:** Asphalt Shingle  
**Ext Feat:** Balcony/Deck      **Fndn:** Poured Concrete  
                                  **Accss**

**Lot/Strata Information**

**Lot Size** 11,761sqft / 0.27ac      **Dims (w/d):**      **Waterfront:**  
**Prk Type:** Driveway, Carport      **View:**  
**Water:** Municipal      **Waste:** Septic System      **Services:**  
**Lot Feat:** Pie Shaped Lot  
**Complex:**      **Prk Tota** 1      **Rent Alld?:**  
**SqFt Balc:**      **StrLots/Cplx**      **Prk Cm Prp:**      **Yng Ag Alld?**  
**SqFt Prk:**      **Bldgs/Cplx:**      **Prk LCP:**      **Pets Alld?:**  
**SqFt Pat:**      **Suites/Bldg**      **Prk Str Lot:**      **BBQs Alld?:**  
**SqFt Strg:**      **Floors/Bldg**      **Str Lot Incl:**  
**Gnd/Top?**      **Lvls/Suite:** 2  
**Shrd Am:**      **Unit Incl:**



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