



## Sea Meadows



A spectacular and rare waterfront estate of nearly ten majestic acres, with sensational views over tranquil Trincomali Channel. Gated and privately set down a lovely drive through forest and meadow, the bright, meticulous home has an open concept main level living plan, thoughtfully designed with custom features, including quality gourmet kitchen, slate flooring and banks of floor to ceiling windows welcoming natural light. Gorgeous outdoor living space with fantastic ocean views, excellent all day sun exposure, pastoral meadows, outdoor BBQ area and easy access to the shoreline. The unique setting overlooks the most fabulous ocean and island views imaginable and provides warm swimming, dramatic sunrises and is the perfect spot to launch a kayak or explore the ocean's edge. A gym, barn "pub" and mooring buoy are some of the other notable features. Two titles come with this offering, providing additional potential. A seaside retreat like no other.

\$5,795,000

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**2941 Southey Point Rd**  
**GI Salt Spring ~ V8K 1A1**

**Interior Details**

**Layout:** Main Level Entry with Lower/Upper Lvl

**Bedrms:** 4    **Kitchens:** 1

**Baths Tot:** 5    **Fireplaces:** 1

**Bth 2Pce:** 1    **Storeys:** 1

**Bth 3Pce:** 1    **Fin SqFt:** 4,433

**Bth 4Pce:** 0    **Unfin SqFt:** 125

**Bth 5Pce:** 0    **Bed & Brk:**

**Ens 2Pce:** 0    **Addnl Acc:**

**Ens 3Pce:** 0    **Basement:** 8' 9" / Partially Finished

**Ens 4+Pce:** 3    **FP Feat:** Living Room

**App Incl:**

**Intr Ftrs** Closet Organizer, Controlled Entry, Dining/Living Combo, Eating Area, Vaulted Ceiling(s), Workshop

Rooms					
RoomType	Level	Dim/Pcs			
Bathroom	Main	3-Piece			
Bedroom	Main	13'x12'			
Bedroom	Main	13'x11'			
Dining Room	Main	10'x21'			
Ensuite	Main	4-Piece			
Ensuite	Main	4-Piece			
Entrance	Main	12'x16'			
Family Room	Main	12'x19'			
Kitchen	Main	10'x25'			
Living Room	Main	18'x21'			
Office	Main	8'x16'			
Office	Main	10'x7'			
Primary Bedroom	Main	11'x23'			
Bathroom	Second	2-Piece			
Bedroom	Second	18'x19'			
Utility Room (Unfinished)	Unfinished	13'x16'			

**Listing Summary**

**MLS®:** 878010    **List Price:** \$5,795,000

**Status:** Active    **Orig Price:** \$5,795,000

**Sub Type:** SF Det    **Sold Price:**

**Taxes:** \$18,075    **Pend Date:**

**2020 Asmt:** \$3,466,000    **Strata Fee:**

**Title:** Freehold



Rooms Summary					
	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	271	3,694	468		
<b>Beds</b>	0	3	1	0	0
<b>Baths</b>	0	4	1	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est)** 2009    **Lgl NC Use:**

**Oth Equ:**

**Const Mt:** Frame Wood, Wood

**Ext Feat:** Balcony/Patio

**Frnt Faces:** W    **Bldg Style:**

**Bldg Warr:**

**EnerGuide Rtg/Dt:**

**Cool:** Air Conditioning, None

**Heat:** Heat Pump, Propane, Radiant Floor

**Roof:** Metal

**Fndn:** Poured Concrete

**Accss:** Ground Level Main Floor, Primary Entrance

Lot/Strata Information		Lot Size	400,752sqft / 9.20ac	Dims (w/d):	Waterfront:
<b>Prk Type:</b>	Detached, Carport Quad+	<b>View:</b>	Ocean	<b>Services:</b>	
<b>Water:</b>	Municipal	<b>Waste:</b>	Septic System	<b>Rent Alld?:</b>	
<b>Lot Feat:</b>	Irrigation Sprinkler(s), Landscaped, Level, Park Setting, Pasture, Private, Quiet Area, Serviced	<b>Prk Tota</b>	5	<b>Yng Ag Alld?:</b>	
<b>Complex:</b>		<b>Prk Cm Prp:</b>	0	<b>Pets Alld?:</b>	
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>	<b>Prk LCP:</b>		<b>BBQs Alld?:</b>	
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Prk Str Lot:</b>		<b>Unit Incl:</b>	
<b>SqFt Pat:</b>	<b>Suites/Bldg</b>	<b>Str Lot Incl:</b>			
<b>SqFt Strg:</b>	<b>Floors/Bldg</b>				
<b>Gnd/Top?</b>	<b>Lvls/Suite:</b> 3				
<b>Shrd Am:</b>					





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 Salt Spring Island, BC V8K 2T8



## Additional Information

### Some of the Extras:

- Rain water harvesting in place with over 20,000 gallons of water that is used to irrigate the gardens. The house is serviced by the community water system, and there is a well on the property that is currently not being used, but could be activated.
- Two outdoor showers: one on the main end of the house and one at the guest end.
- Electricity and water beside the lower road to the beach, and to the entry gates. There is water to the sheep shed.
- Location of the entry gates is lined up with the property line between the main house property and the smaller meadow facing Southey Point Road.
- House has both radiant heat and forced-air from a heat pump behind the barn. The floors in the two main bathrooms have radiant heating including in the showers and the bathtub. Those bathrooms have separate thermostat controls for each.
- Gym has both radiant heating and electric wall heaters. The gym has electrical outlets and two cable TV outlets as well as a telephone line for the home land-line.
- A mini-Fire Hall is located close to the driveway allowing the Fire Department to park there to re-load water from the storage tanks directly into the Fire Tanker truck thus avoiding departures out to a fireplug. This was designed with the Fire Dept involvement.
- Two septic tanks connected to a septic field.
- Five security cameras around the outside of the house, two at the entry gate and one on a tree facing down the lower road to the beach. The live pictures from each camera can be accessed from almost anywhere in the world via the internet.
- Pub upstairs in the barn has a small refrigerator and sink, plus music.
- A 1,000 gallon propane tank is situated beside the barn.
- Lever shut-off for propane outside the house in garage for in-house usage.
- A simple shut-off switch in the mechanical room in the basement turns off all water to the house. There are accessible shut-offs at each of the clothes washers and dryers.
- Viking propane BBQ installed outside under the 14ft overhang on the ocean-side patio.
- Extensive outdoor lighting around the house and parts of the landscaping.
- A monitored security alarm for fire and entry to the house and gym.



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