



## Waterfront Retreat with Dock!

A serene, private drive leads down the hillside to this compelling 5.35 acre waterfront retreat. The meticulous home sited near the shoreline has been exquisitely remodeled to reveal a bright, light-filled, open concept contemporary dwelling, high on style and low on maintenance. Floor to ceiling walls of windows bring the calming seaside vistas to life and stream abundant daylight. Fine quality finish and custom millwork throughout, a chef's dream kitchen, spa-style bathrooms, spacious bedrooms and full guest quarters on the lower level. Natural coastal surroundings and a staircase to the beach, leading also to the recently constructed dock and float, just waiting for your boat. A truly remarkable and one of a kind property!




\$2,100,000

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		Rooms						Listing Summary	
		RoomType	Level	Dim/Pcs			MLS@: 902159	List Price: \$2,100,000	
 <p><b>124 Little Mountain Rd</b> <b>GI Salt Spring ~ V8K 2L4</b></p> <p><b>Interior Details</b></p> <p><b>Layout:</b> Main Level Entry with Lower/Upper Lvl</p> <p><b>Bedrms:</b> 4    <b>Kitchens:</b> 2</p> <p><b>Baths Tot:</b> 4    <b>Fireplaces:</b> 1</p> <p><b>Bth 2Pce:</b> 1    <b>Storeys:</b> 1</p> <p><b>Bth 3Pce:</b> 1    <b>Fin SqFt:</b> 2,775</p> <p><b>Bth 4Pce:</b> 1    <b>Unfin SqFt:</b> 125</p> <p><b>Bth 5Pce:</b> 0    <b>Bed &amp; Brk:</b></p> <p><b>Ens 2Pce:</b> 0    <b>Addnl Acc:</b></p> <p><b>Ens 3Pce:</b> 0    <b>Basement:</b> 9' 3" / Finished, Walk-Out Access, With Windows</p> <p><b>Ens 4+Pce:</b> 1    <b>FP Feat:</b> Wood Stove</p> <p><b>App Incl:</b></p> <p><b>Intr Ftrs</b> Dining/Living Combo</p>		Bathroom	Lower	4-Piece			<b>Status:</b> Active	<b>Orig Price:</b> \$2,100,000	
		Bedroom	Lower	14x20			<b>Sub Tpe:</b> SF Det	<b>Sold Price:</b>	
		Other	Lower	7x5			<b>Taxes:</b> \$5,615	<b>Pend Date:</b>	
		Rec Room	Lower	14x15			<b>2022 Asmt:</b> \$11,438,000	<b>Strata Fee:</b>	
		Walk-in Closet	Lower	8x4				<b>Title:</b> Freehold	
		Bathroom	Main	2-Piece					
		Dining Room	Main	18x13					
		Entrance	Main	6x5					
		Kitchen	Main	13x13					
		Kitchen-Additional	Main	8x7					
		Living Room	Main	18x13					
		Bathroom	Second	3-Piece					
		Bedroom	Second	12x8					
		Bonus Room	Second	6x27					
		Ensuite	Second	4-Piece					
		Prim Bdrm-Additional	Second	5x8					
		Primary Bedroom	Second	18x11					
		Walk-in Closet	Second	6x7					
		Utility Room (Unfinished) (Unfl	Second	8x4					
		<b>Rooms Summary</b>							
	<b>Lower</b>	<b>Main</b>	<b>Second</b>	<b>Third</b>	<b>Other</b>				
<b>Fin SqFt</b>	850	975	950	0	0				
<b>Beds</b>	1	0	3	0	0				
<b>Baths</b>	1	1	2	0	0				
<b>Kitchens</b>	0	2	0	0	0				
<b>Building Information</b>		<b>Frnt Faces:</b> S	<b>Bldg Style:</b> West Coast			<b>Cool:</b> None			
<b>Built (est):</b> 1987	<b>Lgl NC Use:</b>		<b>Bldg Warr:</b>			<b>Heat:</b> Baseboard, Electric, Forced Air			
<b>Oth Equ:</b>			<b>EnerGuide Rtg/Dt:</b>			<b>Roof:</b> Asphalt Shingle			
<b>Const Mt:</b> Wood						<b>Fndn:</b> Poured Concrete			
<b>Ext Feat:</b>						<b>Accss:</b>			
<b>Lot/Strata Information</b>		<b>Lot Size</b> 233,046sqft / 5.35ac	<b>Dims (w/d):</b>			<b>Waterfront:</b> Ocean			
<b>Prk Type:</b> Driveway			<b>View:</b> Ocean						
<b>Water:</b> Well: Drilled	<b>Waste:</b> Septic System		<b>Services:</b>						
<b>Lot Feat:</b> Acreage, Dock/Moorage, Irregular	Lot, Quiet Area, Rural Setting, Sloping, Wooded Lot		<b>Rent Alld?:</b>						
<b>Complex:</b>	<b>Prk Tota</b> 2		<b>Yng Ag Alld?:</b>						
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>		<b>Pets Alld?:</b>						
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>		<b>BBQs Alld?:</b>						
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b>								
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b>								
<b>Gnd/Top?:</b>	<b>Lvl/Suite:</b> 3								
<b>Shrd Am:</b>			<b>Unit Incl:</b>						



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