



Oceanfront Oasis

The most idyllic 1.09 acre waterfront property, situated in a popular Vesuvius neighbourhood, with sunny south-west exposure and stunning views of Sansum Narrows to Vancouver Island. This immaculately maintained home has seen a Hank Schubart re-design, adding abundant light and accentuating the gorgeous views, and most recently quality upgrades including a sparkling new chef's kitchen, fabulous outdoor decks and more. A separate studio is a perfect spot for a home gym, office or artist retreat. Easy care landscaping blends a perfect mix of natural and cultivated plantings. Steps down to the beach provide access for a refreshing swim or launching your kayak. A foreshore lease is in place. Waterfront location, views, perfect exposure and a coveted home/studio package, it is all here!

\$1,565,000

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Sandra Smith 250.537.1201

Personal Real Estate Corporation

E saltspringhomefinder@gmail.com W www.saltspringhomefinder.com



**124 Margaret Ave
GI Salt Spring ~ V8K 1H4**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,404
Bth 4Pce: 1 **Unfin SqFt:** 300
Bth 5Pce: 1 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:** Living Room
App Incl: Built-in Range, Dishwasher, Dryer, Oven Built-In, Refrigerator, Washer
Intr Ftrs: Dining Room, French Doors, Soaker Tub, Vaulted Ceiling(s)

Rooms		
RoomType	Level	Dim/Pcs
Studio		12x12
Bathroom	Main	4-Piece
Bedroom	Main	11x11
Dining Room	Main	14x12
Dining Room	Main	12'x14'
Entrance	Main	9x9
Kitchen	Main	9x18
Living Room	Main	15x14
Storage	Main	5x8
Bathroom	Second	5-Piece
Bedroom	Second	9x14
Master Bedroom	Second	15x18
Walk-in Closet	Second	12x8
Garage (Unfin)		23x13
Deck (Unfin)	Main	17x19
Deck (Unfin)	Second	15x12
Deck (Unfin)	Second	10x10
Deck (Unfin)	Second	9x10

Listing Summary	
MLS@: 850310	List Price: \$1,565,000
Status: Active	Orig Price: \$1,565,000
Sub Type: SF Det	Sold Price:
	Pend Date:
Taxes: \$5,199	Strata Fee: \$0
2020 Asmt: \$1,300,000	Title: Freehold



Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt		1,194	1,032		
Beds	0	1	2	0	0
Baths	0	1	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est) 1995 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood, Wood
Ext Feat: Balcony/Patio

Frnt Faces: SW **Bldg Style:** West Coast
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: None
Heat: Baseboard, Electric, Radiant Floor
Roof: Asphalt Shingle
Fndn: Slab
Accss: Ground Level Main Floor

Lot/Strata Information

Prk Type: Attached, Garage
Water: Regional/Improvement [**Waste:** Septic System
Lot Feat: Cul-de-sac, Private, Rectangular Lot, Sloping
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg**
SqFt Strg: **Floors/Bldg**
Gnd/Top? **Lvls/Suite:** 2
Shrd Am:

Lot Size: 47,480sqft / 1.09ac
Dims (w/d):
View: Ocean
Services:

Waterfront: Ocean

Prk Tota: 1
Prk Cm Prp:
Prk LCP:
Prk Str Lot:
Str Lot Incl:

Assmt Incl:



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Macdonald Realty Ltd.

101-170 Fulford Ganges Road
 Salt Spring Island, BC V8K 2T8