



Character Home with View!

Awake each day to the beautiful sunrise views over Ganges Harbour, which never fail to impress from this sunny and private 3.68 acre property. The grounds are delightful with mature landscaping, fruit trees and are fully fenced, making an ideal location for a hobby farm or market garden. Impeccable, spacious and classic Tudor style home of 3,920 sq. ft. is tastefully appointed and features main floor living, vaulted ceilings in living room and a focal stone fireplace, quality oak cabinetry, doors and trim and has seen extensive renovations and an addition. A spacious art studio or workshop area is conveniently attached to the home and there is also a detached workshop, animal shelter and wood storage. Located close to town and with guest cottage zoning, this island residence really does have so much to offer.

\$1,125,000

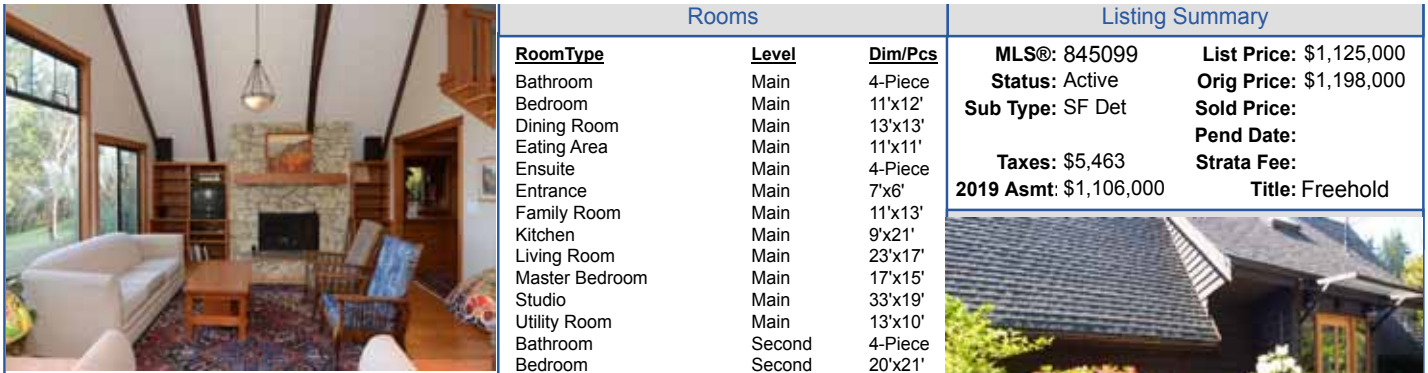
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LP LUXURY PORTFOLIO INTERNATIONAL

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**133 Arnell Way
GI Salt Spring ~ V8K 2G1**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 4 **Kitchens:** 1
Bths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 3,920
Bth 4Pce: 2 **Unfin SqFt:** 581
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 1 **FP Feat:** Insert, Living Room
App Incl:
Intr Ftrs Ceiling Fan(s), Dining Room, Eating Area, Vaulted Ceiling(s)

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	11'x12'
Dining Room	Main	13'x13'
Eating Area	Main	11'x11'
Ensuite	Main	4-Piece
Entrance	Main	7'x6'
Family Room	Main	11'x13'
Kitchen	Main	9'x21'
Living Room	Main	23'x17'
Master Bedroom	Main	17'x15'
Studio	Main	33'x19'
Utility Room	Main	13'x10'
Bathroom	Second	4-Piece
Bedroom	Second	20'x21'
Bedroom	Second	11'x15'
Loft	Second	9'x9'
Carport (Unfin)	Main	10'x27'
Storage (Unfin)	Main	10'x5'
Workshop (Unfin)	Main	20'x20'

Listing Summary	
MLS@: 845099	List Price: \$1,125,000
Status: Active	Orig Price: \$1,198,000
Sub Type: SF Det	Sold Price:
Taxes: \$5,463	Pend Date:
2019 Asmt: \$1,106,000	Strata Fee:
	Title: Freehold



Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt		2,954	966		
Beds	0	2	2	0	0
Baths	0	2	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est) 1972 **Lgi NC Use:** **Frnt Faces:** E **Bldg Style:** Tudor **Cool:**
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Electric, Wood
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Steel and Concrete, Stucco, Wood **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Fencing: Partial **Fndn:** Poured Concrete **Accss** Ground Level Main Floor

Lot/Strata Information

Lot Size 160,301sqft / 3.68ac **Dims (w/d):** **Waterfront:**
Prk Type: Carport, Detached, Driveway **View:** Mountain(s), Water
Water: Municipal **Waste:** Septic System **Services:**
Lot Feat: Irregular Lot
Complex:
SqFt Balc: **StrLots/Cplx** **Prk Tota** 3 **Rent Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk Cm Prp:** 0 **Yng Ag Alld?:**
SqFt Pat: **Suites/Bldg** **Prk LCP:** **Pets Alld?:**
SqFt Strg: **Floors/Bldg** **Prk Str Lot:** **BBQs Alld?:**
Gnd/Top? **Lvls/Suite:** 2 **Str Lot Incl:**
Shrd Am: **Assmt Incl:**



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