



## Beachfront on Vesuvius

Live your best life at the beach! This is a fabulous opportunity to own a waterfront home on the warmest swimming beach on the island. Stunning ocean to island views enjoyed from the wrap around sun decks and primary rooms. Well-maintained, 3,240 sq. ft, south-west facing west coast style home with 4 bedrooms, 3 bathrooms, and an updated kitchen with granite countertops, stainless appliances and heated tile floors. The main bedroom has panoramic views and a cozy romantic fireplace. A separate entry on the first level provides a perfect arrangement for guests or a B&B. Take time to relax and enjoy the hot tub, sauna and solarium. Plus loads of storage, easy-care fenced gardens, workshop and many special features. A mooring buoy allows access to Gulf Islands waterways. Bask in the sun, launch your kayak, swim and picnic right outside your door!

\$1,495,000

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*Leading* REAL ESTATE COMPANIES OF THE WORLD

**LP** LUXURY PORTFOLIO INTERNATIONAL



		Rooms						Listing Summary	
		RoomType	Level	Dim/Pcs			MLS@: 855384	List Price: \$1,495,000	
<p><b>120 Langley Rd</b> <b>GI Salt Spring ~ V8K 1K9</b></p> <p><u>Interior Details</u></p> <p><b>Layout:</b> Main Level Entry with Lower/Upper L</p> <p><b>Bedrms:</b> 4    <b>Kitchens:</b> 1</p> <p><b>Baths Tot:</b> 3    <b>Fireplaces:</b> 4</p> <p><b>Bth 2Pce:</b> 1    <b>Storeys:</b></p> <p><b>Bth 3Pce:</b> 1    <b>Fin SqFt:</b> 3,240</p> <p><b>Bth 4Pce:</b> 0    <b>Unfin SqFt:</b> 0</p> <p><b>Bth 5Pce:</b> 1    <b>Bed &amp; Brk:</b> Exists</p> <p><b>Ens 2Pce:</b> 0    <b>Addnl Acc:</b></p> <p><b>Ens 3Pce:</b> 0    <b>Basement:</b> 8' / Finished, Walk-Out Access, With Windows</p> <p><b>Ens 4+Pce:</b> 0    <b>FP Feat:</b> Electric, Family Room, Gas, Insert, Living Room, Master Bed</p> <p><b>App Incl:</b> Hot Tub</p> <p><b>Intr Ftrs:</b> Bar, Ceiling Fan(s), Dining/Living Combo, French Doors, Sauna, Storage, Workshop</p>		Bathroom	Lower	3-Piece			<b>Status:</b> Active	<b>Orig Price:</b> \$1,495,000	
		Entrance	Lower	9'x6'			<b>Sub Type:</b> SF Det	<b>Sold Price:</b>	
		Living Room	Lower	20'x14'			<b>Taxes:</b> \$5,253	<b>Pend Date:</b>	
		Bathroom	Main	2-Piece			<b>2020 Asmt:</b> \$1,130,000	<b>Strata Fee:</b>	
		Dining Room	Main	9'x11'			<b>Title:</b> Freehold		
		Entrance	Main	6'x7'					
		Kitchen	Main	15'x9'					
		Living Room	Main	18'x15'					
		Bathroom	Second	5-Piece					
		Bedroom	Second	14'x8'					
		Master Bedroom	Second	32'x14'					
		Deck (Unfin)	Lower	22'x9'					
		Deck (Unfin)	Lower	10'x12'					
		Other (Unfin)	Lower	14'x9'					
		Other (Unfin)	Lower	13'x10'					
		Workshop (Unfin)	Lower	19'x11'					
		Deck (Unfin)	Main	23'x12'					
		Deck (Unfin)	Main	14'x10'					
		Deck (Unfin)	Second	13'x12'					
				Rooms Summary					
	Lower	Main	Second	Third	Other				
Fin SqFt	890	1,290	1,060						
Beds	1	0	3	0	0				
Baths	1	1	1	0	0				
Kitchens	0	1	0	0	0				
Building Information		<b>Frnt Faces:</b> E	<b>Bldg Style:</b> West Coast			<b>Cool:</b> None			
<b>Built (est)</b> 1976	<b>Lgl NC Use:</b>	<b>Bldg Warr:</b>			<b>Heat:</b> Baseboard, Electric, Hot Water, Pr				
<b>Oth Equ:</b>		<b>EnerGuide Rtg/Dt:</b>			<b>Roof:</b> Metal				
<b>Const Mt:</b> Frame Wood, Insulation: Walls, Stone, Wood					<b>Fndn:</b> Poured Concrete, Slab				
<b>Ext Feat:</b> Balcony/Patio, Fencing: Full					<b>Accss</b>				
Lot/Strata Information		<b>Lot Size</b> 8,276sqft / 0.19ac	<b>Dims (w/d):</b> 96 ft wide x 77 ft dk	<b>Waterfront:</b> Ocean					
<b>Prk Type:</b> Attached, Carport Double, Driveway		<b>Waste:</b> Septic System	<b>View:</b> Ocean						
<b>Water:</b> Regional/Improvement I		<b>Complex:</b>	<b>Services:</b>						
<b>Lot Feat:</b> Irregular Lot, Level, Landscaped, Private, Easy Access		<b>Prk Tota</b> 2	<b>Rent Alld?:</b>						
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>	<b>Prk Cm Prp:</b> 0	<b>Yng Ag Alld?:</b>						
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Prk LCP:</b>	<b>Pets Alld?:</b>						
<b>SqFt Pat:</b>	<b>Suites/Bldg</b>	<b>Prk Str Lot:</b>	<b>BBQs Alld?:</b>						
<b>SqFt Strg:</b>	<b>Floors/Bldg</b>	<b>Str Lot Incl:</b>							
<b>Gnd/Top?</b>	<b>Lvls/Suite:</b> 3		<b>Unit Incl:</b>						
<b>Shrd Am:</b>									



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