



Cove Beach



This spectacular and rare waterfront estate comprises 2.48 majestic and private acres, with convenient low bank shoreline access. The unique setting overlooks pleasant western ocean views, dramatic sunsets and the very special protected beach cove provides warm swimming, and is the perfect spot to launch a kayak, paddle board or explore the ocean's edge. Quality built and well maintained home is cozy and comfortable with a practical plan and outdoor decking for relaxing or entertaining. Natural forested landscape is accented with open meadow, six fruit trees and holly trees. On the market for the first time, this is truly one of the best sites in a highly sought after location, an area of fine homes and friendly neighbours with true seaside serenity!

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\$1,625,000

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**170 Dogwood Lane
GI Salt Spring ~ V8K 1A4**

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 2
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,360
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 7' 6" / Finished, Partial
Ens 4+Pce: 0 **FP Feat:** Family Room, Living Room
App Incl:
Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Lower	2-Piece
Bedroom	Lower	11x12
Bathroom	Main	4-Piece
Bedroom	Main	11x15
Kitchen	Main	8x12

Listing Summary

MLS@: 887250 **List Price:** \$1,625,000
Status: Active **Orig Price:** \$1,625,000
Sub Tpe: SF Det **Sold Price:**
Taxes: \$5,601 **Pend Date:**
2020 Asmt: \$1,208,000 **Strata Fee:**
Title: Freehold



Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt					
Beds	1	1	0	0	0
Baths	1	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1971 **Lgl NC Use:**
Oth Equ:
Const Mt: Wood
Ext Feat:
Frnt Faces: W **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:
Cool: None
Heat: Forced Air, Oil
Roof: Asphalt Torch On
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 108,029sqft / 2.48ac **Dims (w/d):**
Prk Type: Detached, Carport **View:** Ocean
Water: Municipal, Well: Drilled **Services:**
Lot Feat: Acreage **Waste:** Septic System
Complex:
SqFt Balc: **Prk Tota:** 2 **Rent Alld?:**
SqFt Prk: **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Pat: **Prk LCP:** **Pets Alld?:**
SqFt Strg: **Prk Str Lot:** **BBQs Alld?:**
Gnd/Top?: **Str Lot Incl:**
Shrd Am: **Unit Incl:**



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