



Wonderful Waterfront



Just minutes from town, but worlds away, a pleasant and private driveway leads to this lush oceanfront oasis surrounded by 3.24 acres of natural and carefully cultivated landscape. Park-like, sun-drenched setting with enchanting mix of 60 meters of pristine shoreline, ever-changing expansive harbour and small island views, coastal forest, picturesque pond, meadow, fruit trees, vegetable & perennial gardens. The immaculate, fine quality, custom designed, west coast home is both casual and refined, complementing the spectacular sea views and natural light. An equally well-built charming cottage provides a comfortable haven for guests. A double garage, woodshed, gazebo add to the features. An abundance of water is further supplemented by irrigation from the pond. A soul-enriching piece of paradise providing the perfect spot for the avid beachcomber, hobby gardener or daydream believer!


\$1,850,000

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		Rooms						Listing Summary	
		RoomType	Level	Dim/Pcs			MLS@: 872588	List Price: \$1,850,000	
278 Rourke Rd GI Salt Spring ~ V8K 2E7		Bathroom	Lower	3-Piece			Status: Active	Orig Price: \$1,850,000	
		Bedroom	Lower	16x11			Sub Type: SF Det	Sold Price:	
Interior Details		Bedroom	Lower	14x11			Taxes: \$7,438	Pend Date:	
		Family Room	Lower	23x17			2020 Asmt: \$1,496,000	Strata Fee:	
Layout: Main Level Entry with Lower/Upper Lvl Bedrms: 4 Kitchens: 1 Baths Tot: 3 Fireplaces: 1 Bth 2Pce: 0 Storeys: 1 Bth 3Pce: 2 Fin SqFt: 3,626 Bth 4Pce: 0 Unfin SqFt: 439 Bth 5Pce: 0 Bed & Brk: Potential Ens 2Pce: 0 Addnl Acc: Exists Ens 3Pce: 0 Basement: 9' / Partially Finished Ens 4+Pce: 1 FP Feat: Family Room, Living Room, Wood Stove App Incl: Intr Ftrs Eating Area, Soaker Tub, Vaulted Ceiling(s)		Walk-in Closet	Lower	7x8			Title: Freehold		
		Bathroom	Main	3-Piece					
Bedroom	Main	10x10							
Eating Nook	Main	5x6							
Ensuite	Main	4-Piece							
Entrance	Main	8x10							
Kitchen	Main	23x11							
Living Room	Main	23'x14'							
Primary Bedroom	Main	13x13							
Loft	Second	23x14							
Storage (Unfin)	Lower	9x7							
Storage (Unfin)	Lower	8x6							
Utility Room (Unfinished) (Unfin)	Lower	6x14							
Workshop (Unfin)	Lower	11x14							
		Rooms Summary							
			Lower	Main	Second	Third	Other		
		Fin SqFt	1,141	1,610	436		921		
		Beds	2	2	0	0	0		
		Baths	1	2	0	0	0		
		Kitchens	0	1	0	0	0		
Building Information		Frnt Faces: N	Bldg Style: West Coast			Cool: None			
Built (est) 1990	Lgl NC Use:	Bldg Warr:			Heat: Baseboard, Electric, Heat Pump, W				
Oth Equ:		EnerGuide Rtg/Dt:			Roof: Metal				
Const Mt: Frame Wood, Wood					Fndn: Poured Concrete				
Ext Feat: Awning(s), Balcony/Patio, Sprinkler System, Water Feature					Accss Ground Level Main Floor				
Lot/Strata Information		Lot Size 141,134sqft / 3.24ac	Dims (w/d):			Waterfront: Ocean			
Prk Type: Detached, Garage Double		View: Ocean			Services: Cable To Lot, Electricity To Lot, Phone To Lot				
Water: Well: Shallow	Waste: Septic System	Services: Cable To Lot, Electricity To Lot, Phone To Lot							
Lot Feat: Cleared, Cul-de-sac, Level, Rectangular Lot, Wooded Lot		Rent Alld?:							
Complex:	Prk Tota 2	Yng Ag Alld?:							
SqFt Balc:	Prk Cm Prp:	Pets Alld?:							
SqFt Prk:	Prk LCP:	BBQs Alld?:							
SqFt Pat:	Prk Str Lot:								
SqFt Strg:	Str Lot Incl:								
Gnd/Top?									
Shrd Am:		Unit Incl:							



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