



Serenely Set with Fabulous Views



Proudly showcasing the beautiful Ganges Harbour and outer islands views, over to majestic Mt. Baker, is this sunny and private 0.59 acre property. With cathedral windows, vaulted ceilings, wall window banks and sliding doors to view deck, this well built and nicely maintained home is flooded with abundant natural light. The extensive decks on both levels are oriented to take in the lovely views for comfortable and seamless outdoor living. The property is lush with native landscape and delightful perennial plantings, including trees and shrubs, mature fruit trees and a green house to help the garden magic happen. There is workshop space for the handyperson or convert to creative space. All of this is situated just minutes to town!

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\$950,000

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317 Cudmore Rd
GI Salt Spring ~ V8K 2J5

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 4 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,854
Bth 4Pce: 1 **Unfin SqFt:** 2854
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 1 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 1 **FP Feat:** Family Room, Living Room
App Incl:
Intr Ftrs

| Rooms | | | | | |
|-----------------|-------|---------|--|--|--|
| RoomType | Level | Dim/Pcs | | | |
| Bathroom | Lower | 4-Piece | | | |
| Bedroom | Lower | 12x17 | | | |
| Bedroom | Lower | 15x9 | | | |
| Bedroom | Lower | 15x7 | | | |
| Bonus Room | Lower | 14x10 | | | |
| Ensuite | Lower | 2-Piece | | | |
| Family Room | Lower | 14x17 | | | |
| Storage | Lower | 3x5 | | | |
| Walk-in Closet | Lower | 3x7 | | | |
| Den | Main | 12x9 | | | |
| Dining Room | Main | 8x17 | | | |
| Ensuite | Main | 4-Piece | | | |
| Entrance | Main | 7x3 | | | |
| Kitchen | Main | 14x14 | | | |
| Laundry | Main | 6x9 | | | |
| Living Room | Main | 21x17 | | | |
| Primary Bedroom | Main | 15x10 | | | |

| Rooms Summary | | | | | |
|-----------------|-------|-------|--------|-------|-------|
| | Lower | Main | Second | Third | Other |
| Fin SqFt | 1,393 | 1,449 | | | |
| Beds | 3 | 1 | 0 | 0 | 0 |
| Baths | 2 | 1 | 0 | 0 | 0 |
| Kitchens | 0 | 1 | 0 | 0 | 0 |

Listing Summary

MLS@: 879486 **List Price:** \$950,000
Status: Active **Orig Price:** \$950,000
Sub Type: SF Det **Sold Price:**
Taxes: \$3,507 **Pend Date:**
2021 Asmt: \$718,000 **Strata Fee:**
Title: Freehold



| Building Information | Frnt Faces: SE Bldg Style: | Cool: None |
|---|-------------------------------|--|
| Built (est) 1980 Lgl NC Use: | Bldg Warr: | Heat: Baseboard, Electric, Wood |
| Oth Equ: | EnerGuide Rtg/Dt: | Roof: Metal |
| Const Mt: Frame Wood, Stucco | | Fndn: Poured Concrete |
| Ext Feat: Balcony/Deck, Low Maintenance Yard | | Accss Primary Bedroom on Main |

| Lot/Strata Information | Lot Size 25,700sqft / 0.59ac | Dims (w/d): | Waterfront: |
|--|---|----------------------|-------------|
| Prk Type: Driveway | Waste: Septic System | View: Ocean | |
| Water: Cooperative | Complex: Landscaped, Park Setting, Private, Quiet Area, Serviced | Services: | |
| Lot Feat: Landscaped, Park Setting, Private, Quiet Area, Serviced | Prk Tota 2 | Rent Alld?: | |
| SqFt Balc: | Prk Cm Prp: | Yng Ag Alld?: | |
| SqFt Prk: | Prk LCP: | Pets Alld?: | |
| SqFt Pat: | Prk Str Lot: | BBQs Alld?: | |
| SqFt Strg: | Str Lot Incl: | | |
| Gnd/Top? | | Unit Incl: | |
| Shrd Am: | | | |



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