



## Picture Postcard Vista!

Experience a dynamic ocean view landscape to the Gulf Islands and beyond. All day sunlight with spectacular sunrises captured over the ocean from large picture windows in all main dwelling spaces. Elegant, comfortable home, with functional and flexible floor plan, artfully nestled in perfect harmony with its natural surroundings. Architectural details combine superb craftsmanship and crisp contemporary design. Tile floors with radiant heat, seamless indoor to outdoor access, and quality custom finish throughout. A fantastic lower level office and gym provide options for work at home or additional living space. Large bright decks welcome summer sun and starry nights. Private and serene setting in coveted enclave of superb properties, with hiking trails nearby, including direct access to the Bryant Hill Connector Trail. Over three acres of unparalleled natural coastal beauty to enchant.



*Leading* REAL ESTATE  
COMPANIES  
OF THE WORLD

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL

\$1,875,000

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		Rooms					Listing Summary					
		RoomType	Level	Dim/Pcs			MLS@: 910871	List Price: \$1,875,000				
 <p><b>152 Sarah Way</b> <b>GI Salt Spring ~ V8K 2X8</b></p> <p><b>Interior Details</b></p> <p><b>Layout:</b> Main Level Entry with Lower/Upper Lvl</p> <p><b>Bedrms:</b> 4    <b>Kitchens:</b> 1</p> <p><b>Baths Tot:</b> 4    <b>Fireplaces:</b> 1</p> <p><b>Bth 2Pce:</b> 0    <b>Storeys:</b> 2</p> <p><b>Bth 3Pce:</b> 0    <b>Fin SqFt:</b> 3,465</p> <p><b>Bth 4Pce:</b> 3    <b>Unfin SqFt:</b> 0</p> <p><b>Bth 5Pce:</b> 0    <b>Bed &amp; Brk:</b> None</p> <p><b>Ens 2Pce:</b> 0    <b>Addnl Acc:</b></p> <p><b>Ens 3Pce:</b> 0    <b>Basement:</b> 7' 8" / Finished</p> <p><b>Ens 4+Pce:</b> 1    <b>FP Feat:</b> Living Room, Wood Stove</p> <p><b>App Incl:</b></p> <p><b>Intr Ftrs:</b> French Doors</p>		Gym	Lower	19x19			<b>Status:</b> Active	<b>Orig Price:</b> \$1,875,000				
		Office	Lower	9x10			<b>Sub Tpe:</b> SF Det	<b>Sold Price:</b>				
		Bathroom	Main	4-Piece			<b>Taxes:</b> \$5,624	<b>Pend Date:</b>				
		Bathroom	Main	4-Piece			<b>2022 Asmt:</b> \$1,510,000	<b>Strata Fee:</b>				
		Bedroom	Main	11'x15'				<b>Title:</b> Freehold				
		Bedroom	Main	16'x15'								
		Dining Room	Main	10'x20'								
		Ensuite	Main	4-Piece								
		Entrance	Main	6'x8'								
		Kitchen	Main	12'x11'								
		Laundry	Main	5'x8'								
		Living Room	Main	14'x28'								
		Primary Bedroom	Main	15'x11'								
		Storage	Main	4'x5'								
		Bathroom	Second	4-Piece								
		Bedroom	Second	11'x15'								
		Office	Second	11'x10'								
				Rooms Summary								
			Lower	Main	Second	Third					Other	
		Fin SqFt	642	2,310	513	0					0	
		Beds	0	3	1	0	0					
		Baths	0	3	1	0	0					
		Kitchens	0	1	0	0	0					
		Building Information		<b>Frnt Faces:</b> E	<b>Bldg Style:</b> Character			<b>Cool:</b> None				
		<b>Built (est):</b> 2004	<b>Lgl NC Use:</b>	<b>Bldg Warr:</b>			<b>Heat:</b> Electric, Radiant Floor, Wood					
<b>Oth Equ:</b>		<b>EnerGuide Rtg/Dt:</b>			<b>Roof:</b> Wood							
<b>Const Mt:</b> Frame Wood, Wood					<b>Fndn:</b> Poured Concrete							
<b>Ext Feat:</b> Balcony/Patio					<b>Accss:</b> Ground Level Main Floor							
Lot/Strata Information		<b>Lot Size</b> 137,650sqft / 3.16ac	<b>Dims (w/d):</b>			<b>Waterfront:</b>						
<b>Prk Type:</b> Driveway		<b>Waste:</b> Septic System	<b>View:</b>	City, Mountain(s), Valley, Ocean								
<b>Water:</b> Well: Drilled		<b>Lot Feat:</b> Cleared, Irregular Lot, Level, Private, Sloping, Wooded Lot	<b>Services:</b>									
<b>Complex:</b>		<b>Prk Tota</b> 6	<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> 2		<b>Unit Incl:</b>									
<b>Shrd Am:</b>												



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