



Make it Home Today!



A sweet, sunny property in a sought after peaceful neighbourhood, just a few minutes to town by car or via a lovely stroll on the nature trail. Scenic views from the deck and patio take in glimpses of the harbour and the stone-walled, low maintenance, natural garden space. The home has undergone a complete modern transformation with a tasteful aesthetic pulling together new kitchens, bathrooms, flooring, windows and more. With a private entry, the lower level, fully furnished, two-bedroom turn-key rental suite is an ideal mortgage helper or in-law accommodation. A new septic system joins the list of improvements here. A move-in ready home with a suite, ticks the boxes!

\$899,000

Leading REAL ESTATE
COMPANIES
OF THE WORLD

LP LUXURY
PORTFOLIO
INTERNATIONAL®

Sandra Smith 250.537.1201

Personal Real Estate Corporation

E saltspringhomefinder@gmail.com W www.saltspringhomefinder.com

		Rooms					Listing Summary				
		RoomType	Level	Dim/Pcs			MLS@: 911670	List Price: \$899,000			
 <p>140 Mt. Baker Cres GI Salt Spring ~ V8K 2J7</p> <p><u>Interior Details</u></p> <p>Layout: Main Level Entry with Lower Level(s)</p> <p>Bedrms: 4 Kitchens: 2</p> <p>Baths Tot: 2 Fireplaces: 0</p> <p>Bth 2Pce: 0 Storeys:</p> <p>Bth 3Pce: 2 Fin SqFt: 1,550</p> <p>Bth 4Pce: 0 Unfin SqFt: 118</p> <p>Bth 5Pce: 0 Bed & Brk: Potential</p> <p>Ens 2Pce: 0 Addnl Acc:</p> <p>Ens 3Pce: 0 Basement: 7' 10" / Finished, Walk-Out Access, With Windows</p> <p>Ens 4+Pce: 0 FP Feat:</p> <p>App Incl:</p> <p>Intr Ftrs</p>		Bathroom	Lower	3-Piece			Status: Active	Orig Price: \$929,000			
		Bedroom	Lower	12x9			Sub Tpe: SF Det	Sold Price:			
		Bedroom	Lower	12x8			Taxes: \$2,964	Pend Date:			
		Kitchen - Additional	Lower	11x12			2022 Asmt: \$829,000	Strata Fee: \$0			
		Living Room	Lower	12x7				Title: Freehold			
		Bathroom	Main	3-Piece			 				
		Bedroom	Main	10x12							
		Kitchen	Main	15x9							
		Living Room	Main	17x13							
		Primary Bedroom	Main	11x11							
		Storage (Unfin)	Lower	5x10							
		Deck (Unfin)	Main	36x6							
		Deck (Unfin)	Main	12x5							
		Storage (Unfin)	Main	8x11							
		<u>Rooms Summary</u>									
			Lower	Main	Second	Third			Other		
		Fin SqFt	775	775	0	0			0		
Beds	2	2	0	0	0						
Baths	1	1	0	0	0						
Kitchens	1	1	0	0	0						
<u>Building Information</u>		Frnt Faces: S	Bldg Style: West Coast			Cool: None					
Built (est): 1974	Lgl NC Use:	Bldg Warr:			Heat: Baseboard, Electric						
Oth Equ:		EnerGuide Rtg/Dt:			Roof: Metal						
Const Mt: Wood					Fndn: Poured Concrete						
Ext Feat:					Accss: Primary Bedroom on Main						
<u>Lot/Strata Information</u>		Lot Size 14,810sqft / 0.34ac	Dims (w/d):			Waterfront:					
Prk Type: Attached, Carport		Waste: Septic System	View:	Mountain(s), Ocean							
Water: Municipal		Services:									
Lot Feat: Central Location, Cul-de-sac, Irregular Lot, Landscaped, Shopping Nearby		Prk Tota 1	Rent Alld?:								
Complex:		Prk Cm Prp:	Yng Ag Alld?:								
SqFt Balc:	StrLots/Cplx	Prk LCP:	Pets Alld?:								
SqFt Prk:	Bldgs/Cplx:	Prk Str Lot:	BBQs Alld?:								
SqFt Pat:	Suites/Bldg:	Str Lot Incl:									
SqFt Strg:	Floors/Bldg:										
Gnd/Top?:	Lvls/Suite: 2										
Shrd Am:			Unit Incl:								



Sandra Smith
Personal Real Estate Corporation

250.537.1201 | saltspringhomefinder@gmail.com
www.saltspringhomefinder.com

Macdonald Realty Ltd.

101-170 Fulford Ganges Road
Salt Spring Island, BC V8K 2T8