



Garden Lover's Delight

Situated in the friendly and popular 55+ community of Brinkworthy Estates, this is a rare opportunity to enjoy one of the few larger and fine quality renovated homes. A delightful and skylight-filled residence with a bright, spacious, attractive open plan, an ample storage or workshop space and a carport. Some of the special features include maple hardwood floors, newer heat pump with air conditioning, gas fireplace, contemporary bathrooms, kitchen island, apron sink, and upgraded electrical. Outdoors appreciate a large covered deck and a nicely landscaped (with irrigation system), lush, private yard with an outdoor patio dining area, colourful perennials and surrounded by established hedges. Brinkworthy also has a community garden, clubhouse and fenced dog park. One of the best move-in ready homes, with a fabulous garden, in this convenient and neighbourly locale!



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\$519,000

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**2130 - 135 Brinkworthy Rd
GI Salt Spring ~ V8K 1S3**

Interior Details

Layout: Rancher
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 0
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 1,850
Bth 4Pce: 0 **Unfin SqFt:** 127
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 1 **FP Feat:**
App Incl: Dishwasher, F/S/W/D, Range Hood, Water Filters
Intr Ftrs: Ceiling Fan(s), Workshop

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Bedroom	Main	13x12
Bedroom	Main	13x11
Dining Room	Main	15x13
Ensuite	Main	5-Piece
Entrance	Main	5x6
Kitchen	Main	17x11
Laundry	Main	8x11
Living Room	Main	19x16
Primary Bedroom	Main	16x12
Walk-in Closet	Main	6x9
Deck (Unfin)	Main	29x10
Deck (Unfin)	Main	22x7
Patio (Unfin)	Main	15x8
Separate Storage (Unfin)	Main	14x8
Separate Storage (Unfin)	Main	6x8

Listing Summary

MLS@: 910520 **List Price:** \$519,000
Status: Active **Orig Price:** \$519,000
Sub Type: Manu **Sold Price:**
Taxes: \$1,967 **Pend Date:**
2022 Asmt: \$434,000 **Strata Fee:** \$897
Title: Leasehold

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,850	0	0	0
Beds	0	3	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Frnt Faces: W	Bldg Style:	Cool: Air Conditioning
Built (est): 1990	Lgl NC Use:	Heat: Heat Pump, Radiant Floor
Oth Equ:	Bldg Warr:	Roof: Asphalt Shingle
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls, Vinyl Siding	EnerGuide Rtg/Dt:	Fndn: Slab
Ext Feat: Awning(s), Balcony/Patio, Fencing: Partial		Accss:

Lot/Strata Information

Prk Type: Carport	Lot Size: 0sqft / 0.00ac	Dims (w/d):
Water: Regional/Improvement I	Waste: Sewer Connected	View:
Lot Feat: Irregular Lot, Private		Services:
Complex: Brinkworthy Place MHP	Prk Tota: 1	Rent Alld?: No Rentals
SqFt Balc:	StrLots/Cplx:	Yng Ag Alld?: 55
SqFt Prk:	Bldgs/Cplx:	Pets Alld?: Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat:	Suites/Bldg:	BBQs Alld?: Yes
SqFt Strg:	Floors/Bldg:	
Gnd/Top?:	Lvls/Suite: 1	
Shrd Am:		Unit Incl:



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