



South End Enchantment



Peaceful tranquility, soaked in sunshine and surrounded by nature's best describe this serene one and a half acre south-end retreat, minutes to the Fulford ferry. A well-maintained, custom-built, west coast style home awaits with many fabulous features including a contemporary open main floor plan, spacious living areas, banks of light welcoming windows, tall vaulted shiplap wood ceiling, wood beams and trim, new woodstove with locally crafted stone hearth, custom wood kitchen, sumptuous soaker tub with forest view, and an upstairs "bonus" room, currently utilized as a home theatre. The outdoors is set up for premium enjoyment with large sunny multi-level decks, hot tub, fenced garden space surrounded by honeysuckle, greenhouse, workshop, woodshed, playhouse and even a 9 pin disc golf course. The mature perennial garden delights with seasonal lilacs, wisteria, lavender, rhodos and culinary herbs. A fantastic spot to call home!

\$948,000

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		Rooms						Listing Summary			
		RoomType	Level	Dim/Pcs				MLS@: 912323	List Price: \$948,000		
<p>970 Isabella Point Rd GI Salt Spring ~ V8K 1T7</p> <p>Interior Details</p> <p>Layout: Main Level Entry with Lower/Upper L</p> <p>Bedrms: 4 Kitchens: 1</p> <p>Baths Tot: 3 Fireplaces: 1</p> <p>Bth 2Pce: 0 Storeys:</p> <p>Bth 3Pce: 1 Fin SqFt: 2,598</p> <p>Bth 4Pce: 1 Unfin SqFt: 473</p> <p>Bth 5Pce: 0 Bed & Brk:</p> <p>Ens 2Pce: 1 Addnl Acc:</p> <p>Ens 3Pce: 0 Basement: 7' 8" / Full, Partially Finished</p> <p>Ens 4+Pce: 0 FP Feat: Living Room, Wood Stove</p> <p>App Incl: Dishwasher, F/S/W/D, Hot Tub, Oven/Range Gas</p> <p>Intr Ftrs: Breakfast Nook, Cathedral Entry, Ceiling Fan(s), Dining/Living Combo, French Doors, Soaker Tub, Storage, Vaulted Ceiling(s), Workshop</p>		Bathroom	Lower	3-Piece				Status: Active	Orig Price: \$998,000		
		Bedroom	Lower	11x9				Sub Tpe: SF Det	Sold Price:		
		Laundry	Lower	8x8				Taxes: \$3,163	Pend Date:		
		Rec Room	Lower	9x20				2022 Asmt: \$807,000	Strata Fee: \$0		
		Bathroom	Main	4-Piece				Title: Freehold			
		Bedroom	Main	12x16							
		Bedroom	Main	12x10							
		Dining Room	Main	9x8							
		Entrance	Main	6x11							
		Kitchen	Main	9x10							
		Living Room	Main	19x17							
		Bedroom - Primary	Second	11x14							
		Ensuite	Second	2-Piece							
		Family Room	Second	18x15							
		Walk-in Closet	Second	8x9							
		Carport (Unfin)	Lower	11x18							
		Deck (Unfin)	Main	11x7							
		Deck (Unfin)	Main	12x7							
		Deck (Unfin)	Main	14x16							
		Rooms Summary									
			Lower	Main	Second	Third	Other				
		Fin SqFt	608	1,260	730	0	0				
Beds	1	2	1	0	0						
Baths	1	1	1	0	0						
Kitchens	0	1	0	0	0						
Building Information		Frnt Faces: S	Bldg Style: West Coast			Cool: None					
Built (est): 1982	Lgl NC Use:	Bldg Warr: No			Heat: Baseboard, Wood, Mixed						
Oth Equ:		EnerGuide Rtg/Dt:			Roof: Metal						
Const Mt: Frame Wood, Insulation: Ceiling, Insulation: Walls					Fndn: Poured Concrete						
Ext Feat: Balcony, Balcony/Deck, Fencing: Partial, Garden, Low Maintenance Yard					Accss: Ground Level Main Floor						
Lot/Strata Information		Lot Size: 0sqft / 1.54ac	Dims (w/d):			Waterfront:					
Prk Type: Attached, Driveway, Carport		Waste: Septic System	View:								
Water: Well: Drilled, Well: Shall			Services:								
Lot Feat: Landscaped, Private, Southern Exposure			Rent Alld?:								
Complex:		Prk Tota: 4	Yng Ag Alld?:								
SqFt Balc:	StrLots/Cplx:	Prk Cm Prp:	Pets Alld?:								
SqFt Prk:	Bldgs/Cplx:	Prk LCP:	BBQs Alld?:								
SqFt Pat:	Suites/Bldg:	Prk Str Lot:									
SqFt Strg:	Floors/Bldg:	Str Lot Incl:									
Gnd/Top?:	Lvl/Suite: 3										
Shrd Am:			Unit Incl:								



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