



Fairy Tale Charm & Steps to Beach



Fabulous fairy tale charm and bathed in perfect sunshine defines this absolutely immaculate coastal home, taking full advantage of the serene ocean views and marine activity of Long Harbour. Bright and cheery interior spaces with an open plan kitchen to comfortable living room, dining room with floor to ceiling window surround, 2+ bedrooms or 2 bedroom + office flexible plan, and a kitchen worthy of the resident chef or foodie. There is a covered front porch and a partial wrap deck, extending the living area to capture the sun and views. The home has been upgraded to engineering seismic standards, and a covered carport added. Enjoy natural low maintenance landscape and take a short stroll to the harbour beach, an excellent spot for launching your kayak, paddleboard, dog walking or beach strolling. Move in ready, picture perfect sweetheart of a home!

\$980,000

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		Rooms					Listing Summary			
		RoomType	Level	Dim/Pcs			MLS@: 915859	List Price: \$980,000		
 <p>294 Quebec Dr GI Salt Spring ~ V8K 2L5</p> <p><u>Interior Details</u></p> <p>Layout: Main Level Entry with Lower/Upper L</p> <p>Bedrms: 2 Kitchens: 1</p> <p>Baths Tot: 2 Fireplaces: 1</p> <p>Bth 2Pce: 1 Storeys:</p> <p>Bth 3Pce: 0 Fin SqFt: 1,892</p> <p>Bth 4Pce: 0 Unfin SqFt: 198</p> <p>Bth 5Pce: 1 Bed & Brk:</p> <p>Ens 2Pce: 0 Addnl Acc:</p> <p>Ens 3Pce: 0 Basement: 10' 8" / Finished</p> <p>Ens 4+Pce: 0 FP Feat: Insert, Living Room, Wood Stove</p> <p>App Incl:</p> <p>Intr Ftrs Dining/Living Combo</p>		Bonus Room	Lower	9x12			Status: Active	Orig Price: \$980,000		
		Office	Lower	12x15			Sub Tpe: SF Det	Sold Price:		
		Bathroom	Main	2-Piece			Taxes: \$3,634	Pend Date:		
		Dining Room	Main	13x15			2022 Asmt: \$930,000	Strata Fee:		
		Entrance	Main	3x3				Title: Freehold		
		Kitchen	Main	8x12						
		Laundry	Main	8x7						
		Living Room	Main	15x12						
		Bathroom	Second	5-Piece						
		Bedroom	Second	13x10						
		Bedroom - Primary	Second	10x13						
		Walk-in Closet	Second	5x8						
		Storage (Unfin)	Lower	17x8						
		Carport (Unfin)	Main	11x13						
		Deck (Unfin)	Main	22x14						
		Deck (Unfin)	Main	11x3						
		Porch (Unfin)	Main	18x8						
		Deck (Unfin)	Second	6x16						
				Rooms Summary					 <p>Nearby Beach</p> 	
			Lower	Main	Second	Third	Other			
		Fin SqFt	552	745	595	0	0			
Beds	0	0	2	0	0					
Baths	0	1	1	0	0					
Kitchens	0	1	0	0	0					
Building Information		Frnt Faces: E	Bldg Style: Character			Cool: Air Conditioning				
Built (est): 1989	Lgl NC Use:	Bldg Warr:			Heat: Baseboard, Electric, Heat Pump					
Oth Equ:		EnerGuide Rtg/Dt:			Roof: Asphalt Shingle					
Const Mt: Frame Wood, Vinyl Siding					Fndn: Poured Concrete					
Ext Feat: Balcony/Patio					Accss: Ground Level Main Floor					
Lot/Strata Information		Lot Size 16,553sqft / 0.38ac	Dims (w/d):			Waterfront:				
Prk Type: Driveway, Carport		Waste: Septic System	View: Ocean							
Water: Well: Drilled			Services:							
Lot Feat: Landscaped, Marina Nearby, Private, Quiet Area, Rectangular Lot, Sloping		Prk Tota 2	Rent Alld?:							
Complex:		Prk Cm Prp: 0	Yng Ag Alld?:							
SqFt Balc:	StrLots/Cplx		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		Unit Incl:							
Shrd Am:										



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