



Escape the Ordinary!



Situated at the end of a quiet cul-de-sac is this beautifully transformed classic west-coast "Schubart" home, oriented to highlight the landscape and tranquil ocean views. With a S/SW exposure, the reknowned architect's light-catching elements include corner windows, full wall-bank window walls, oversize picture windows and skylights. Cedar beams, wide plank oak flooring, focal stone fireplace with heat efficient insert, shiplap ceiling add warmth and coastal ambience. The refreshed design savvy style retains the overall signature aesthetic while swapping dated effects with modern counterparts including hip new kitchen cabinetry/countertops with Miele appliances, spa-inspired bathrooms with a transfusion of zen flair, mud/laundry room overhaul and so much more. The near acre also houses an expanded attached deck, separate stylish home office/studio, large workshop, tended hobby farm garden beds, chicken palace, and new perennial and natural plantings accented with steps and pathways. Carefree comfort & a fresh new attitude!



\$1,988,000

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		Rooms					Listing Summary			
		RoomType	Level	Dim/Pcs			MLS@: 916597	List Price: \$1,988,000		
 <p>261 Mountain View Dr GI Salt Spring ~ V8K 1G1</p> <p>Interior Details</p> <p>Layout: Main Level Entry with Upper Level(s)</p> <p>Bedrms: 3 Kitchens: 1</p> <p>Baths Tot: 2 Fireplaces: 1</p> <p>Bth 2Pce: 0 Storeys:</p> <p>Bth 3Pce: 0 Fin SqFt: 2,251</p> <p>Bth 4Pce: 1 Unfin SqFt: 277</p> <p>Bth 5Pce: 0 Bed & Brk:</p> <p>Ens 2Pce: 0 Addnl Acc:</p> <p>Ens 3Pce: 0 Basement: Crawl Space</p> <p>Ens 4+Pce: 1 FP Feat: Insert, Living Room, Wood Burning</p> <p>App Incl:</p> <p>Intr Ftrs: Breakfast Nook</p>		Bathroom	Main	4-Piece			Status: Active	Orig Price: \$2,150,000		
		Bedroom	Main	10'x12'			Sub Tpe: SF Det	Sold Price:		
		Bedroom - Primary	Main	12'x18'				Pend Date:		
		Dining Room	Main	13'x10'			Taxes: \$4,400	Strata Fee:		
		Eating Nook	Main	11x8			2022 Asmt: \$1,130,000	Title: Freehold		
		Ensuite	Main	4-Piece						
		Entrance	Main	9'x9'						
		Kitchen	Main	11'x14'						
		Laundry	Main	7'x12'						
		Living Room	Main	17'x20'						
		Office	Other	9x10						
		Bedroom	Second	12'x21'						
		Deck (Unfin)	Main	12'x23'						
		Deck (Unfin)	Main	14'x15'						
		Workshop (Unfin)	Other	11x17						
				Rooms Summary						
				Lower	Main	Second	Third	Other		
		Fin SqFt		0	1,884	367	0	0		
		Beds		0	2	1	0	0		
		Baths		0	2	0	0	0		
Kitchens		0	1	0	0	0				
Building Information		Frnt Faces: SW		Bldg Style: West Coast		Cool: Air Conditioning				
Built (est): 1977		Lgl NC Use:		Bldg Warr:		Heat: Baseboard, Electric, Heat Pump, W				
Oth Equ:		Const Mt: Insulation: Ceiling, Insulation: Walls, Wood		EnerGuide Rtg/Dt:		Roof: Metal				
Ext Feat: Balcony/Deck, Balcony/Patio, Fencing: Full, Garden						Fndn: Poured Concrete				
						Accss: Ground Level Main Floor, Primary E				
Lot/Strata Information		Lot Size: 39,204sqft / 0.90ac		Dims (w/d): 180 ft wide x 236 ft		Waterfront:				
Prk Type: Driveway				View: Mountain(s), Ocean						
Water: Municipal, Well: Drilled		Waste: Septic System		Services:						
Lot Feat: Cul-de-sac, Irregular Lot, Level, Private, Wooded Lot				Rent Alld?:						
Complex:		Prk Tota: 2		Yng Ag Alld?:						
SqFt Balc:		Prk Cm Prp: 0		Pets Alld?:						
SqFt Prk:		Prk LCP:		BBQs Alld?:						
SqFt Pat:		Prk Str Lot:								
SqFt Strg:		Str Lot Incl:								
Gnd/Top?:				Unit Incl:						
Shrd Am:										



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