



The Best of Island Life!

This inspiring, immaculate, west coast home on 1.66 park-like acres enjoys a private, quiet location backing onto forested greenspace, in the upscale Channel Ridge neighbourhood. Sun-filled, quality built (Wilco) home has a contemporary and convenient open concept main floor plan, spacious rooms, vaulted ceilings, heat pump, oak floors and a romantic primary bedroom suite on the main level. The double garage includes a handy workshop and additional storage. Three covered verandas and a garden patio provide front row seats for the ever changing colours in the mature perennial garden, filled with island favourites including Rhododendrons, Japanese Maples, and many other flowering trees and shrubs. A green house will delight any gardening enthusiast. Step outside and take advantage of the miles of scenic hiking trails. A great community and beautiful home and property ready for the best of island living and entertaining!

\$1,265,000

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		Rooms					Listing Summary				
		RoomType	Level	Dim/Pcs			MLS@: 928641	List Price: \$1,265,000			
 <p>120 Murrelet Pl GI Salt Spring ~ V8K 1G9</p> <p><u>Interior Details</u></p> <p>Layout: Rancher</p> <p>Bedrms: 3 Kitchens: 1</p> <p>Baths Tot: 2 Fireplaces: 2</p> <p>Bth 2Pce: 0 Storeys:</p> <p>Bth 3Pce: 0 Fin SqFt: 2,125</p> <p>Bth 4Pce: 1 Unfin SqFt: 0</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: Family Room, Living Room, Propane</p> <p>App Incl:</p> <p>Intr Ftrs Ceiling Fan(s), Eating Area, French Doors, Soaker Tub, Storage, Vaulted Ceiling(s), Workshop</p>		Bathroom	Main	4-Piece			Status: Active	Orig Price: \$1,265,000			
		Bedroom	Main	11x12			Sub Tpe: SF Det	Sold Price:			
		Bedroom	Main	9x12			Taxes: \$4,427	Pend Date:			
		Bedroom - Primary	Main	18x12			2023 Asmt: \$1,232,000	Strata Fee: \$0			
		Dining Room	Main	15x8			Title: Freehold				
		Ensuite	Main	4-Piece							
		Entrance	Main	6x15							
		Family Room	Main	11x10							
		Kitchen	Main	18x15							
		Laundry	Main	12x6							
		Living Room	Main	19x15							
		Garage (Unfin)	Main	19x24							
		Patio (Unfin)	Main	11x12							
		Patio (Unfin)	Main	10x10							
		Porch (Unfin)	Main	27x11							
		Porch (Unfin)	Main	21x18							
		Rooms Summary									
			Lower	Main	Second	Third			Other		
		Fin SqFt	0	2,125	0	0			0		
		Beds	0	3	0	0			0		
Baths	0	2	0	0	0						
Kitchens	0	1	0	0	0						
<u>Building Information</u>		Frnt Faces: W	Bldg Style: West Coast			Cool: Air Conditioning					
Built (est): 1993	Lgl NC Use:	Bldg Warr:			Heat: Electric, Heat Pump						
Oth Equ: Electric Garage Door Opener	EnerGuide Rtg/Dt:			Roof: Asphalt Shingle							
Const Mt: Wood				Fndn: Poured Concrete							
Ext Feat: Balcony/Patio, Fencing: Partial, Garden				Accss: Ground Level Main Floor, No Step							
<u>Lot/Strata Information</u>		Lot Size 72,310sqft / 1.66ac	Dims (w/d):			Waterfront:					
Prk Type: Detached, Garage Double	Water: Municipal	Waste: Septic System	View: Mountain(s), Ocean								
Lot Feat: Park Setting, Private, Quiet Area			Services:								
Complex:		Prk Tota 2	Rent Alld?:								
SqFt Balc:	StrLots/Cplx	Prk Cm Prp: 0	Yng Ag Alld?:								
SqFt Prk:	Bldgs/Cplx:	Prk LCP:	Pets Alld?:								
SqFt Pat:	Suites/Bldg:	Prk Str Lot:	BBQs Alld?:								
SqFt Strg:	Floors/Bldg:	Str Lot Incl:									
Gnd/Top?:	Lvl/Suite: 1		Unit Incl:								
Shrd Am:											



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