



## The Beach House



An idyllic south-facing low-bank waterfront property with sunrise-to-sunset postcard views stretching from Ganges Harbour to the Sister Islands, Chocolate Beach and out to the Salish Sea. The immaculate bright and cheery coastal home sited near the shoreline has been exquisitely remodeled to reveal a light-filled, open-concept contemporary dwelling, high on style and low on maintenance. Floor-to-ceiling windows stream hours of daylight bringing the peaceful seaside vistas to life. Fine quality finishes include calming designer colours, shiplap floor and ceiling detailing, a chef's kitchen with custom-made walnut cabinetry and Neolith countertops, chic bathrooms with solid bamboo vanity and linen closet. The spacious, bright bedrooms include a dreamy primary bedroom suite and guest quarters on the lower level. Expansive wraparound decking provides a seaside lounge for relaxing or entertaining. Easy to care for perennial gardens are the enchanting entry to a serene seashore. A truly remarkable one-of-a-kind waterfront oasis in a much sought after neighbourhood!



**\$2,150,000**

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		Rooms					Listing Summary				
		RoomType	Level	Dim/Pcs			MLS@: 931151	List Price: \$2,150,000			
 <p><b>368 Old Scott Rd</b> <b>GI Salt Spring ~ V8K 2L9</b></p> <p><u>Interior Details</u></p> <p><b>Layout:</b> Main Level Entry with Lower Level(s)  <b>Bedrms:</b> 3    <b>Kitchens:</b> 1  <b>Baths Tot:</b> 3    <b>Fireplaces:</b> 2  <b>Bth 2Pce:</b> 0    <b>Storeys:</b>  <b>Bth 3Pce:</b> 1    <b>Fin SqFt:</b> 3,074  <b>Bth 4Pce:</b> 1    <b>Unfin SqFt:</b> 0  <b>Bth 5Pce:</b> 0    <b>Bed &amp; Brk:</b>  <b>Ens 2Pce:</b> 0    <b>Addnl Acc:</b>  <b>Ens 3Pce:</b> 1    <b>Basement:</b> 7' 8" / None  <b>Ens 4+Pce:</b> 0    <b>FP Feat:</b> Family Room, Insert, Living Room, Propane, Wood Burning  <b>App Incl:</b>  <b>Intr Ftrs</b></p>		Bathroom	Lower	3-Piece			<b>Status:</b> Active	<b>Orig Price:</b> \$2,150,000			
		Bedroom	Lower	16x25			<b>Sub Tpe:</b> SF Det	<b>Sold Price:</b>			
		Laundry	Lower	10x14			<b>Taxes:</b> \$5,163	<b>Pend Date:</b>			
		Office	Lower	18x12			<b>2023 Asmt:</b> \$1,802,000	<b>Strata Fee:</b>			
		Studio	Lower	24x16				<b>Title:</b> Freehold			
		Bathroom	Main	4-Piece							
		Bedroom	Main	10x16							
		Bedroom - Primary	Main	18x16							
		Dining Room	Main	16x12							
		Ensuite	Main	3-Piece							
		Entrance	Main	9x21							
		Kitchen	Main	16x11							
		Living Room	Main	16x14							
		Garage (Unfin)	Lower	18x10							
Deck (Unfin)	Main	11x27									
Deck (Unfin)	Main	29x6									
					<u>Rooms Summary</u>						
					<b>Lower</b>	<b>Main</b>			<b>Second</b>	<b>Third</b>	<b>Other</b>
<b>Fin SqFt</b>					1,509	1,565			0	0	0
<b>Beds</b>					1	2	0	0	0		
<b>Baths</b>					1	2	0	0	0		
<b>Kitchens</b>					0	1	0	0	0		
<u>Building Information</u>		<b>Frnt Faces:</b> S	<b>Bldg Style:</b> West Coast			<b>Cool:</b> None					
<b>Built (est):</b> 1978 <b>Lgl NC Use:</b>		<b>Bldg Warr:</b>				<b>Heat:</b> Baseboard, Electric, Wood					
<b>Oth Equ:</b>		<b>EnerGuide Rtg/Dt:</b>				<b>Roof:</b> Metal					
<b>Const Mt:</b> Wood						<b>Fndn:</b> Poured Concrete					
<b>Ext Feat:</b> Balcony/Patio, Garden						<b>Accss:</b> Primary Bedroom on Main					
<u>Lot/Strata Information</u>		<b>Lot Size</b> 15,682sqft / 0.36ac	<b>Dims (w/d):</b>			<b>Waterfront:</b> Ocean					
<b>Prk Type:</b> Attached, Garage		<b>View:</b> Mountain(s), Ocean									
<b>Water:</b> Regional/Improvement I		<b>Waste:</b> Septic System									
<b>Lot Feat:</b> Irregular Lot											
<b>Complex:</b>		<b>Prk Tota</b> 1									
<b>SqFt Balc:</b>		<b>Prk Cm Prp:</b>									
<b>SqFt Prk:</b>		<b>Prk LCP:</b>									
<b>SqFt Pat:</b>		<b>Prk Str Lot:</b>									
<b>SqFt Strg:</b>		<b>Str Lot Incl:</b>									
<b>Gnd/Top?:</b>											
<b>Shrd Am:</b>											
						<b>Unit Incl:</b>					



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