



## Private Park-Like Perfection!

Ideally situated just minutes from town in the popular Baker Road/High Hill enclave, this fine 1.89 acre property offers a quiet, natural and private setting, having sought after sunny south-west exposure. Exceptionally well-maintained west coast home offers over 3,300 sq. ft, including five bedrooms, three bathrooms, with a lower level self-contained guest area. Warm and welcoming living spaces, vaulted ceiling and cozy woodstove in living room, formal dining room, and a bright spacious kitchen. Outdoors, the sun deck and patios are ideal for casual al fresco meals, with a covered dining gazebo. Established perennial gardens are easily maintained, and include two towering palms (possibly tallest on island). A separate studio/office, heated and plumbed is ready to welcome a "work from home" lifestyle or artist/hobbyist/yogi and there is a sweet potting shed/workshop. Step out the door for a walk to beach, golf course and hiking trails. A relaxing and inspiring escape nestled among the trees!

\$1,195,000



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|   |                     | Rooms                               |  |         |       |  |  | Listing Summary   |                                |
|---|---------------------|-------------------------------------|--|---------|-------|--|--|---|--------------------------------|
|   |                     | RoomType                            | Level  | Dim/Pcs |       |  |  | MLS@: 926716  | List Price: \$1,195,000        |
|  <p><b>154 High Hill Rd</b><br/><b>GI Salt Spring ~ V8K 2N6</b></p> <p><u>Interior Details</u></p> <p><b>Layout:</b> Main Level Entry with Lower/Upper Lvl</p> <p><b>Bedrms:</b> 5    <b>Kitchens:</b> 2</p> <p><b>Baths Tot:</b> 3    <b>Fireplaces:</b> 2</p> <p><b>Bth 2Pce:</b> 1    <b>Storeys:</b> 3</p> <p><b>Bth 3Pce:</b> 1    <b>Fin SqFt:</b> 3,352</p> <p><b>Bth 4Pce:</b> 1    <b>Unfin SqFt:</b> 0</p> <p><b>Bth 5Pce:</b> 0    <b>Bed &amp; Brk:</b> Potential</p> <p><b>Ens 2Pce:</b> 0    <b>Addnl Acc:</b></p> <p><b>Ens 3Pce:</b> 0    <b>Basement:</b> 8' / Finished, Full, Walk-Out Access, With Windows</p> <p><b>Ens 4+Pce:</b> 0    <b>FP Feat:</b> Family Room, Living Room</p> <p><b>App Incl:</b></p> <p><b>Intr Ftrs</b></p> |                     | Bathroom                            | Lower  | 3-Piece |       |  |  | <b>Status:</b> Active   | <b>Orig Price:</b> \$1,295,000 |
|   |                     | Bedroom                             | Lower  | 11x12   |       |  |  | <b>Sub Tpe:</b> SF Det  | <b>Sold Price:</b>             |
|   |                     | Entrance                            | Lower  | 11x18   |       |  |  | <b>Taxes:</b> \$4,795   | <b>Pend Date:</b>              |
|   |                     | Family Room                         | Lower  | 14x16   |       |  |  | <b>2023 Asmt:</b> \$1,344,000   | <b>Strata Fee:</b> \$101       |
|   |                     | Hobby Rm                            | Lower  | 7x6     |       |  |  | <b>Title:</b> Frhld/Str   |                                |
|   |                     | Kitchen-Additional                  | Lower  | 11x14   |       |  |  |  |                                |
|   |                     | Laundry                             | Lower  | 9x8     |       |  |  |   |                                |
|   |                     | Storage                             | Lower  | 7x7     |       |  |  |   |                                |
|   |                     | Bathroom                            | Main   | 2-Piece |       |  |  |   |                                |
|   |                     | Bedroom                             | Main   | 16x9    |       |  |  |   |                                |
|   |                     | Dining Room                         | Main   | 14x14   |       |  |  |   |                                |
|   |                     | Entrance                            | Main   | 6x12    |       |  |  |   |                                |
|   |                     | Entrance                            | Main   | 11x5    |       |  |  |   |                                |
|   |                     | Kitchen                             | Main   | 14x8    |       |  |  |   |                                |
|   |                     | Living Room                         | Main   | 15x19   |       |  |  |   |                                |
|   |                     | Office                              | Main   | 10x5    |       |  |  |  |                                |
|   |                     | Bedroom                             | Second   | 11x15   |       |  |  |   |                                |
|   |                     | Bedroom                             | Second   | 11x12   |       |  |  |   |                                |
|   |                     | Bedroom - Primary                   | Second   | 15x14   |       |  |  |   |                                |
|   |                     | Rooms Summary                       |  |         |       |  |  |   |                                |
|   | Lower               | Main                                | Second   | Third   | Other |  |  |   |                                |
| <b>Fin SqFt</b>   | 1,266               | 1,266                               | 820  | 0       | 0     |  |  |   |                                |
| <b>Beds</b>   | 1                   | 1                                   | 3  | 0       | 0     |  |  |   |                                |
| <b>Baths</b>  | 1                   | 1                                   | 1  | 0       | 0     |  |  |   |                                |
| <b>Kitchens</b>   | 1                   | 1                                   | 0  | 0       | 0     |  |  |   |                                |
| <u>Building Information</u>   |                     | <b>Frnt Faces:</b> S                | <b>Bldg Style:</b>   |         |       |  |  | <b>Cool:</b> None   |                                |
| <b>Built (est):</b> 1987  | <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> Asphalt Shingle           |   |                                |
| <b>Const Mt:</b> Frame Wood, Wood   |                     |                                     |  |         |       |  | <b>Fndn:</b> Poured Concrete           |   |                                |
| <b>Ext Feat:</b>  |                     |                                     |  |         |       |  | <b>Accss:</b>                          |   |                                |
| <u>Lot/Strata Information</u>   |                     | <b>Lot Size</b> 82,328sqft / 1.89ac | <b>Dims (w/d):</b>   |         |       |  |  | <b>Waterfront:</b>  |                                |
| <b>Prk Type:</b> Driveway   |                     | <b>Waste:</b> Septic System         | <b>View:</b>   |         |       |  |  |   |                                |
| <b>Water:</b> Cooperative   |                     |                                     | <b>Services:</b>   |         |       |  |  |   |                                |
| <b>Lot Feat:</b> Acreage, Central Location, Landscaped, Near Golf Course, Park Setting, Private, Quiet Area, Rural Setting, In Wooded Area  |                     | <b>Prk Tota</b> 4                   | <b>Rent Alld?:</b> Unrestricted                                |         |       |  |  |   |                                |
| <b>Complex:</b>   |                     | <b>Prk Cm Prp:</b>                  | <b>Yng Ag Alld?:</b> 0   |         |       |  |  |   |                                |
| <b>SqFt Balc:</b>   | <b>StrLots/Cplx</b> | <b>Prk LCP:</b>                     | <b>Pets Alld?:</b> Aquariums, Birds, Caged Mammals, Cats, Dogs |         |       |  |  |   |                                |
| <b>SqFt Prk:</b>  | <b>Bldgs/Cplx:</b>  | <b>Prk Str Lot:</b>                 | <b>BBQs Alld?:</b> Yes   |         |       |  |  |   |                                |
| <b>SqFt Pat:</b>  | <b>Suites/Bldg:</b> | <b>Str Lot Incl:</b>                |  |         |       |  |  |   |                                |
| <b>SqFt Strg:</b>   | <b>Floors/Bldg:</b> |                                     |  |         |       |  |  |   |                                |
| <b>Gnd/Top?:</b>  | <b>Lvls/Suite:</b>  |                                     |  |         |       |  |  |   |                                |
| <b>Shrd Am:</b>   |                     |                                     | <b>Unit Incl:</b>  |         |       |  |  |   |                                |



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