



## Brinkworthy Garden Delight!



Enjoying a fabulous location bordering the vineyard, this well-maintained home is situated on one of the largest lots in the friendly and popular 55+ community of Brinkworthy Estates. Bright and cheery having two bedrooms, two bathrooms, skylights and numerous upgrades throughout the years. No compromise on outdoor living with a large sunny patio and lush colourful perennial landscape. Convenient single covered carport and separate storage room. Brinkworthy also has a community garden, clubhouse and fenced dog area for resident's enjoyment. Move-in ready in this convenient and neighbourly locale!

\$369,000

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**2134 - 135 Brinkworthy Rd  
GI Salt Spring ~ V8K 1S3**

**Interior Details**

**Layout:** Rancher  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 0  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 950  
**Bth 4Pce:** 1    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 1    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** Crawl Space  
**Ens 4+Pce:** 0    **FP Feat:**  
**App Incl:**  
**Intr Ftrs**

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	8x14
Bedroom - Primary	Main	12x12
Dining Room	Main	12x12
Ensuite	Main	2-Piece
Entrance	Main	3x6
Kitchen	Main	9x10
Living Room	Main	12x11
Storage	Main	7x5
Carport (Unfin)	Main	14x20
Patio (Unfin)	Main	8x24

**Listing Summary**

**MLS@:** 933316    **List Price:** \$369,000  
**Status:** Active    **Orig Price:** \$369,000  
**Sub Type:** Manu    **Sold Price:**  
**Taxes:** \$1,122    **Pend Date:**  
**2023 Asmt:** \$372,000    **Strata Fee:** \$750  
**Title:** Leasehold



**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	950	0	0	0
<b>Beds</b>	0	2	0	0	0
<b>Baths</b>	0	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0



**Building Information**

**Built (est):** 1991    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Vinyl Siding  
**Ext Feat:**

**Frnt Faces:** NE    **Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** None  
**Heat:** Baseboard, Electric  
**Roof:** Asphalt Rolled  
**Fndn:** Poured Concrete  
**Accss:** Ground Level Main Floor

**Lot/Strata Information**

**Prk Type:** Carport  
**Water:** Regional/Improvement [    **Waste:** Sewer Connected  
**Lot Feat:** Irregular Lot  
**Complex:** Brinkworthy Place MHP    **Prk Tota** 1  
**SqFt Balc:**    **StrLots/Cplx**  
**SqFt Prk:**    **Bldgs/Cplx:**    **Prk Cm Prp:**  
**SqFt Pat:**    **Suites/Bldg:**    **Prk LCP:**  
**SqFt Strg:**    **Floors/Bldg:**    **Prk Str Lot:**  
**Gnd/Top?:**    **Lvls/Suite:** 1    **Str Lot Incl:**  
**Shrd Am:**

**Dims (w/d):**    **Waterfront:**  
**View:**  
**Services:**  
**Rent Alld?:** No Rentals  
**Yng Ag Alld?:** 55  
**Pets Alld?:** Cats, Dogs: with restrictions check with management  
**BBQs Alld?:** Yes  
**Unit Incl:**



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