



## Top Level Island Life!



Immaculate, light filled, top floor, two bedroom, two full bathroom condominium home with gorgeous ocean views in Vesuvius Villas. Extra bright, corner unit with loads of natural light and an appealing floor plan having bedrooms separated by the bathrooms. Handy separate storage room just outside the door. A unique opportunity for an affordable home to reside in or use as a legal vacation rental (CA2 Zoning with 2021 Island Trust resolution allowing full-time owner usage). In the heart of sunny Vesuvius, walk to ferry, best warm swimming beach, Seaside Restaurant and the Vesuvius Store/Café. Top level island life!

\$499,000

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**9 - 770 Vesuvius Bay Rd  
GI Salt Spring ~ V8K 1H5**

**Interior Details**

**Layout:** Condo  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 1  
**Bth 2Pce:** 0    **Storeys:** 3  
**Bth 3Pce:** 0    **Fin SqFt:** 1,036  
**Bth 4Pce:** 2    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** None  
**Ens 4+Pce:** 0    **FP Feat:** Electric, Living Room  
**App Incl:**  
**Intr Ftrs** Dining/Living Combo, Storage

**Rooms**

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bathroom	Main	4-Piece
Bedroom	Main	12x12
Bedroom - Primary	Main	12x20
Dining Room	Main	17x10
Entrance	Main	4x9
Kitchen	Main	8x8
Living Room	Main	13x11
Separate Storage	Main	7x5
Patio (Unfin)	Main	13x7

**Listing Summary**

**MLS@:** 935674    **List Price:** \$499,000  
**Status:** Active    **Orig Price:** \$499,000  
**Sub Tpe:** Condo    **Sold Price:**  
**Taxes:** \$1,340    **Pend Date:**  
**2023 Asmt:** \$357,800    **Strata Fee:** \$514  
**Title:** Frhld/Str



**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	1,036	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

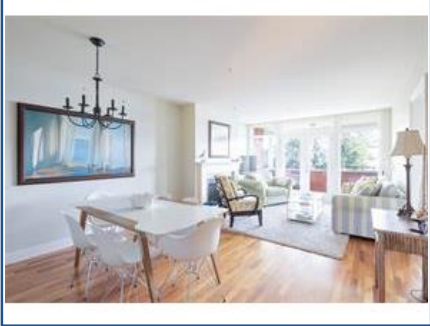


**Building Information**

**Built (est):** 2005    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Stucco  
**Ext Feat:** Balcony/Patio  
**Frnt Faces:** W    **Bldg Style:** California  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**  
**Cool:** None  
**Heat:** Baseboard, Electric  
**Roof:** Asphalt Torch On, Metal  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Lot Size:** 0sqft / 0.00ac    **Dims (w/d):**  
**Prk Type:** Guest, Open    **View:** Mountain(s), Ocean  
**Water:** Regional/Improvement I    **Waste:** Septic System: Common    **Services:**  
**Lot Feat:** Southern Exposure  
**Complex:**  
**SqFt Balc:**    **StrLots/Cplx:** 12    **Prk Tota:** 1    **Rent Alld?:** Unrestricted  
**SqFt Prk:**    **Bldgs/Cplx:** 1    **Prk Cm Prp:** 0    **Yng Ag Alld?:** 0  
**SqFt Pat:**    **Suites/Bldg:** 12    **Prk LCP:** 0    **Pets Alld?:** Cats, Dogs, Number Limit: 1 cat or 1 dog  
**SqFt Strg:**    **Floors/Bldg:** 3    **Prk Str Lot:** 1    **BBQs Alld?:** Yes  
**Gnd/Top?:**    **Lvls/Suite:** 1    **Str Lot Incl:** Deck/Patio, Separate Storage  
**Shrd Am:**    **Unit Incl:** Caretaker, Electricity, Garbage Removal, Insurance, M



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