



Luxe Living with Inspiring Views!

Nestled in a quiet location awaits this nearly new, impeccably built contemporary main floor living residence with striking west-facing ocean views. Through clever design and attention to detail, this home is full of both coastal character and warmth. Bright, cheery, open concept plan with the perfect mix of high-end quality finish, and chic white interior spaces accented with dramatic contrasting highlights. Natural light floods the home through large framed windows, French doors and a shiplap vaulted ceiling in the main living area. Two decadent bathrooms up, a beautifully finished showcase kitchen, spacious and comfortable family room, extensive sunny deck and a full lower level, which can be finished to suit your needs. Low maintenance landscape rounds out this absolutely perfect west coast lifestyle home.

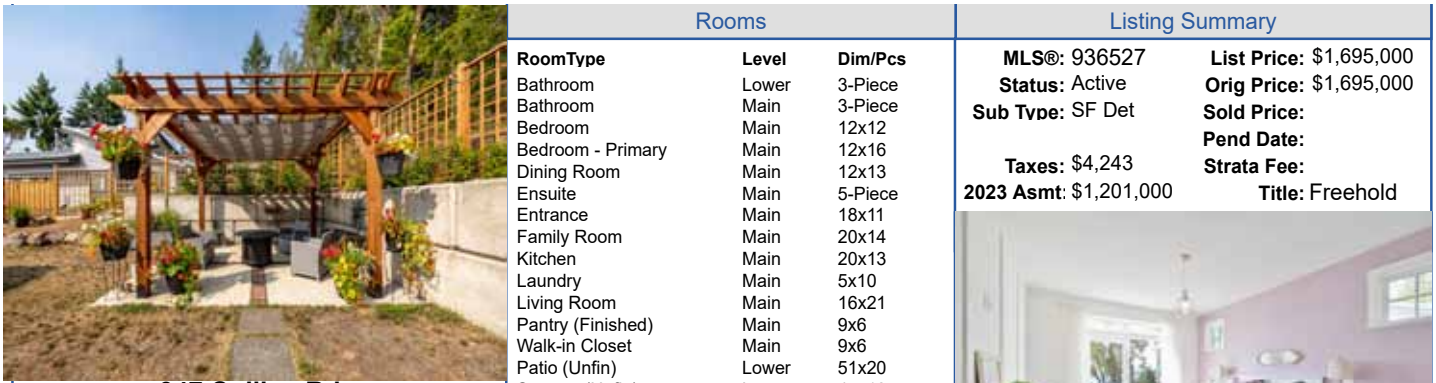
\$1,695,000

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347 Collins Rd
GI Salt Spring ~ V8K 2N1

Interior Details

Layout: Main Level Entry with Lower/Upper Lvl

Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 1
Bth 3Pce: 2 **Fin SqFt:** 2,622
Bth 4Pce: 0 **Unfin SqFt:** 1149
Bth 5Pce: 0 **Bed & Brk:** 3
Ens 2Pce: 0 **Addnl Acc:** 1
Ens 3Pce: 0 **Basement:** 8' / Partially Finished, Walk-Out Access
Ens 4+Pce: 1 **FP Feat:** Living Room, Propane

App Incl: Dining/Living Combo, Vaulted Ceiling(s)

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bathroom	Main	3-Piece
Bedroom	Main	12x12
Bedroom - Primary	Main	12x16
Dining Room	Main	12x13
Ensuite	Main	5-Piece
Entrance	Main	18x11
Family Room	Main	20x14
Kitchen	Main	20x13
Laundry	Main	5x10
Living Room	Main	16x21
Pantry (Finished)	Main	9x6
Walk-in Closet	Main	9x6
Patio (Unfin)	Lower	51x20
Storage (Unfin)	Lower	47x12
Unfinished Room (Unfin)	Lower	29x17
Unfinished Room (Unfin)	Lower	11x15
Unfinished Room (Unfin)	Lower	16x16
Deck (Unfin)	Main	51x21

Listing Summary

MLS@: 936527 **List Price:** \$1,695,000
Status: Active **Orig Price:** \$1,695,000
Sub Tpe: SF Det **Sold Price:**
Taxes: \$4,243 **Pend Date:**
2023 Asmt: \$1,201,000 **Strata Fee:**
Title: Freehold



Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	338	2,284	0	0	0
Beds	1	2	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0



Building Information

Frnt Faces: W **Bldg Style:** Arts & Crafts
Built (est): 2021 **Lgl NC Use:** **Bldg Warr:** Yes
Oth Equ: **EnerGuide Rtg/Dt:**
Const Mt: Frame Wood **Cool:** Air Conditioning
Ext Feat: Balcony/Patio, Low Maintenance Yard **Heat:** Electric, Heat Pump, Propane
Roof: Metal
Fndn: Poured Concrete
Accs: Ground Level Main Floor

Lot/Strata Information

Lot Size: 22,651sqft / 0.52ac **Dims (w/d):** **Waterfront:**
Prk Type: Driveway, Open **View:** Mountain(s), Ocean
Water: Municipal **Waste:** Septic System **Services:**
Lot Feat: Hillside, Quiet Area
Complex: **Prk Tota:** 3 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**



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