



## Boater's Paradise!



A private and serene waterfront oasis with striking ocean and Vancouver Island views, newer boat dock and oceanside sunning/swimming deck, representing the very best of island life. Having coveted south-west exposure, the Classic west-coast "Schubart" home is characterized with the renowned architect's acclaimed elements including full wall-bank window walls, oversize picture widows, cedar beams, focal stone fireplace, and warm wood trim, carefully blending the indoors to the outdoor ambience and welcoming the fabulous views. Sweet separate studio is perfect for work from home or creative pursuit space. This turn-key home is being sold with all the beautiful furnishings, just move in and get to the work of living marvelously. Easily maintained landscape with both indigenous (sun loving Garry Oak and Arbutus amongst the pines) and perennials, fruit trees and raised garden beds. Bring your boat, kayaks, paddle boards and sunscreen. Truly, your own seaside haven.

\$1,950,000




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		Rooms					Listing Summary			
		RoomType	Level	Dim/Pcs			MLS@: 937016	List Price: \$1,950,000		
<p><b>347 Mountain Park Dr</b> <b>GI Salt Spring ~ V8K 1G3</b></p> <p><u>Interior Details</u></p> <p><b>Layout:</b> Main Level Entry with Upper Level(s)</p> <p><b>Bedrms:</b> 2    <b>Kitchens:</b> 1</p> <p><b>Baths Tot:</b> 3    <b>Fireplaces:</b> 1</p> <p><b>Bth 2Pce:</b> 1    <b>Storeys:</b></p> <p><b>Bth 3Pce:</b> 1    <b>Fin SqFt:</b> 1,658</p> <p><b>Bth 4Pce:</b> 0    <b>Unfin SqFt:</b> 0</p> <p><b>Bth 5Pce:</b> 0    <b>Bed &amp; Brk:</b></p> <p><b>Ens 2Pce:</b> 0    <b>Addnl Acc:</b></p> <p><b>Ens 3Pce:</b> 0    <b>Basement:</b> 7' 6" / Crawl Space</p> <p><b>Ens 4+Pce:</b> 1    <b>FP Feat:</b> Insert, Living Room</p> <p><b>App Incl:</b></p> <p><b>Intr Ftrs</b></p>		Bathroom	Main	2-Piece			<b>Status:</b> Active	<b>Orig Price:</b> \$2,150,000		
		Bathroom - Aux Bldg	Main	3-Piece			<b>Sub Tpe:</b> SF Det	<b>Sold Price:</b>		
		Bedroom - Primary	Main	14x12			<b>Taxes:</b> \$6,771	<b>Pend Date:</b>		
		Dining Room	Main	12x14			<b>2023 Asmt:</b> \$1,963,000	<b>Strata Fee:</b> \$0		
		Eating Nook	Main	9x9				<b>Title:</b> Freehold		
		Ensuite	Main	4-Piece						
		Entrance	Main	6x9						
		Kitchen	Main	9x16						
		Living Room	Main	17x19						
		Other-Aux Bldg	Main	15x19						
		Bedroom	Second	14x13						
		Office	Second	12x6						
		Deck (Unfin)	Main	22x13						
		Deck (Unfin)	Main	21x18						
		Deck (Unfin)	Main	12x23						
				Rooms Summary						
				Lower	Main	Second	Third	Other		
		<b>Fin SqFt</b>		0	1,281	377	0	0		
		<b>Beds</b>		0	1	1	0	0		
		<b>Baths</b>		0	3	0	0	0		
<b>Kitchens</b>		0	1	0	0	0				
Building Information		<b>Frnt Faces:</b> SW		<b>Bldg Style:</b> West Coast						
<b>Built (est):</b> 1980		<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> Fibreglass Shingle				
<b>Const Mt:</b> Wood						<b>Fndn:</b> Poured Concrete				
<b>Ext Feat:</b> Balcony/Patio, Low Maintenance Yard						<b>Accss:</b> Ground Level Main Floor, Primary E				
Lot/Strata Information		<b>Lot Size</b> 25,700sqft / 0.59ac		<b>Dims (w/d):</b>		<b>Waterfront:</b> Ocean				
<b>Prk Type:</b> Driveway				<b>View:</b> Mountain(s), Ocean						
<b>Water:</b> Municipal		<b>Waste:</b> Septic System		<b>Services:</b>						
<b>Lot Feat:</b> Foreshore Rights, Private, Quiet Area										
<b>Complex:</b>		<b>Prk Tota</b> 0		<b>Rent Alld?:</b>						
<b>SqFt Balc:</b>		<b>Prk Cm Prp:</b>		<b>Yng Ag Alld?:</b>						
<b>SqFt Prk:</b>		<b>Prk LCP:</b>		<b>Pets Alld?:</b>						
<b>SqFt Pat:</b>		<b>Prk Str Lot:</b>		<b>BBQs Alld?:</b>						
<b>SqFt Strg:</b>		<b>Str Lot Incl:</b>								
<b>Gnd/Top?:</b>				<b>Unit Incl:</b>						
<b>Shrd Am:</b>										



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