



## Art and Soul!

This quaint and quiet home & studio charms with custom artistic flair and enchanting ocean views. Set privately from the road, the home boasts a bright and cheery open concept main floor plan with vaulted ceilings, spacious gourmet kitchen, romantic primary bedroom, cozy second bedroom/den and wrap around decks to soak up the sun. The full height lower level has been recently finished with an additional bedroom and bathroom. A sweet 598 sq.ft. studio offers additional space for creative pursuits. A few steps into the garden and you will encounter the most darling writing/sleeping studio, flooded with light and natural surroundings. The delightful mature garden is fully fenced with water features, fruit trees (Asian pear, plum, apple, cherry, fig, pear, olive and grapes) and a patio seating area. Water catchment assists to irrigate the gardens and orchard. A truly magical retreat!

\$965,000



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**191 Victoria St  
GI Salt Spring ~ V8K 1P3**

**Interior Details**

**Layout:** Main Level Entry with Lower/Upper L  
**Bedrms:** 3    **Kitchens:** 2  
**Baths Tot:** 4    **Fireplaces:** 1  
**Bth 2Pce:** 1    **Storeys:**  
**Bth 3Pce:** 2    **Fin SqFt:** 1,895  
**Bth 4Pce:** 0    **Unfin SqFt:** 85  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** 8' / Full, Walk-Out Access, With Windows  
**Ens 4+Pce:** 1    **FP Feat:** Living Room, Wood Stove  
**App Incl:**  
**Intr Ftrs** Breakfast Nook, Dining/Living Combo, Jetted Tub, Vaulted Ceiling(s)

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	14x12
Den	Lower	7x12
Entrance	Lower	16x3
Rec Room	Lower	22x12
Bathroom	Main	3-Piece
Bathroom - Aux Bldg	Main	2-Piece
Bedroom - Aux Bldg	Main	8x12
Bedroom - Primary	Main	11x13
Ensuite	Main	4-Piece
Kitchen	Main	16x18
Kitchen-Aux Bldg	Main	20x11
Living Room	Main	13x14
Living-Aux Bldg	Main	20x8
Office	Main	10x9
Storage (Unfin)	Lower	16x5
Deck (Unfin)	Main	15x12
Deck (Unfin)	Main	16x5
Deck (Unfin)	Main	4x32

Listing Summary	
<b>MLS@:</b> 923517	<b>List Price:</b> \$965,000
<b>Status:</b> Active	<b>Orig Price:</b> \$1,095,000
<b>Sub Tpe:</b> SF Det	<b>Sold Price:</b>
	<b>Pend Date:</b>
<b>Taxes:</b> \$3,041	<b>Strata Fee:</b> \$0
<b>2023 Asmt:</b> \$850,000	<b>Title:</b> Freehold



Rooms Summary					
	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	905	990	0	0	0
<b>Beds</b>	1	2	0	0	0
<b>Baths</b>	1	3	0	0	0
<b>Kitchens</b>	0	2	0	0	0



Building Information		Frnt Faces:	Bldg Style:	Cool:
<b>Built (est):</b> 1958	<b>Lgl NC Use:</b>	W	Character	None
<b>Oth Equ:</b>			<b>Bldg Warr:</b>	Electric, Wood
<b>Const Mt:</b> Insulation: Ceiling, Insulation: Walls, Wood			<b>EnerGuide Rtg/Dt:</b>	Roof: Metal
<b>Ext Feat:</b>				<b>Fndn:</b> Poured Concrete
				<b>Accss:</b> Ground Level Main Floor, Primary E

Lot/Strata Information		Lot Size	Dims (w/d):	Waterfront:
<b>Prk Type:</b> Driveway		10,890sqft / 0.25ac	<b>View:</b> Ocean	
<b>Water:</b> Well: Drilled	<b>Waste:</b> Septic System		<b>Services:</b>	
<b>Lot Feat:</b> Private, Rectangular Lot				
<b>Complex:</b>	<b>Prk Tota</b> 2		<b>Rent Alld?:</b>	
<b>SqFt Balc:</b>	<b>Prk Cm Prp:</b> 0		<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>Lvl/Suite:</b> 3		<b>Unit Incl:</b>	
<b>Shrd Am:</b>				



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