



## Sitting on Top of the World!



This inspiring, immaculate, west coast home enjoys a private, quiet location, with spectacular views over Sansum Narrows to Vancouver Island, in the upscale Channel Ridge neighbourhood. Sun-filled, quality built home has a contemporary and convenient open concept main floor plan, spacious rooms, vaulted ceilings, and a romantic primary bedroom suite on the main level, with French doors to the view deck. Fabulous recently remodeled chef's kitchen, vaulted ceilings in living room, skylights, hardwood floors, flexible lower floor plan, hot tub, heat pump, sprawling sun-kissed decks for outdoor enjoyment and loads of storage add to the many highlights. South-west facing half acre property with a grower's greenhouse, raised garden beds, picnic bench and fencing mixed with low maintenance natural surroundings. Step outside and take advantage of the miles of scenic hiking trails. Peaceful, with the most breathtaking sunsets and no lack of attention to detail in this exquisite home!

\$1,445,000

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INTERNATIONAL

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		Rooms					Listing Summary		
		RoomType	Level	Dim/Pcs			MLS@: 936531	List Price: \$1,445,000	
 <p><b>229 Canvasback Pl</b> <b>Gl Salt Spring ~ V8K 2W5</b></p> <p><b>Interior Details</b></p> <p><b>Layout:</b> Main Level Entry with Lower Level(s)  <b>Bedrms:</b> 4    <b>Kitchens:</b> 1  <b>Baths Tot:</b> 3    <b>Fireplaces:</b> 1  <b>Bth 2Pce:</b> 0    <b>Storeys:</b>  <b>Bth 3Pce:</b> 1    <b>Fin SqFt:</b> 2,595  <b>Bth 4Pce:</b> 1    <b>Unfin SqFt:</b> 315  <b>Bth 5Pce:</b> 0    <b>Bed &amp; Brk:</b>  <b>Ens 2Pce:</b> 0    <b>Addnl Acc:</b>  <b>Ens 3Pce:</b> 0    <b>Basement:</b> 8' / Finished, Walk-Out Access  <b>Ens 4+Pce:</b> 1    <b>FP Feat:</b> Living Room, Propane</p> <p><b>App Incl:</b>  <b>Intr Ftrs</b> Closet Organizer, Controlled Entry, Dining/Living Combo, Vaulted Ceiling(s)</p>		Bathroom	Lower	3-Piece			<b>Status:</b> Active	<b>Orig Price:</b> \$1,495,000	
		Bedroom	Lower	10x13			<b>Sub Tpe:</b> SF Det	<b>Sold Price:</b>	
		Bedroom	Lower	13x13			<b>Taxes:</b> \$4,435	<b>Pend Date:</b>	
		Family Room	Lower	18x17			<b>2023 Asmt:</b> \$1,339,000	<b>Strata Fee:</b>	
		Gym	Lower	16x9				<b>Title:</b> Freehold	
		Bedroom	Main	10x13					
		Bedroom - Primary	Main	14x15					
		Dining Room	Main	18x17					
		Ensuite	Main	5-Piece					
		Kitchen	Main	14x13					
		Laundry	Main	14x9					
		Living Room	Main	15x23					
		Pantry (Finished)	Main	5x6					
		Deck (Unfin)	Lower	20x5					
		Deck (Unfin)	Lower	17x10					
		Patio (Unfin)	Lower	14x10					
		Patio (Unfin)	Lower	13x10					
		Deck (Unfin)	Main	36x10					
		Garage (Unfin)	Main	22x23					
		Rooms Summary							
	Lower	Main	Second	Third	Other				
<b>Fin SqFt</b>	800	1,795	0	0	0				
<b>Beds</b>	2	2	0	0	0				
<b>Baths</b>	1	2	0	0	0				
<b>Kitchens</b>	0	1	0	0	0				
Building Information		<b>Frnt Faces:</b> W	<b>Bldg Style:</b> West Coast			<b>Cool:</b> Air Conditioning			
<b>Built (est):</b> 1996	<b>Lgl NC Use:</b>	<b>Bldg Warr:</b> No			<b>Heat:</b> Electric, Heat Pump, Propane				
<b>Oth Equ:</b> Central Vacuum, Electric Garage		<b>EnerGuide Rtg/Dt:</b>			<b>Roof:</b> Fibreglass Shingle				
<b>Const Mt:</b> Frame Wood, Stone, Wood					<b>Fndn:</b> Poured Concrete				
<b>Ext Feat:</b> Balcony/Patio, Fencing: Partial					<b>Accs:</b> Ground Level Main Floor, Primary E				
Lot/Strata Information		<b>Lot Size</b> 21,780sqft / 0.50ac	<b>Dims (w/d):</b>			<b>Waterfront:</b>			
<b>Prk Type:</b> Attached, Driveway, Garage Double, RV Access/Parking		<b>View:</b> Mountain(s), Ocean							
<b>Water:</b> Regional/Improvement I	<b>Waste:</b> Sewer Connected	<b>Services:</b>							
<b>Lot Feat:</b> Easy Access, Family-Oriented Neighbourhood, Hillside, Recreation Nearby, Sloping, Southern Exposure		<b>Prk Tota</b> 4	<b>Rent Alld?:</b>						
<b>Complex:</b>		<b>Prk Cm Prp:</b> 0	<b>Yng Ag Alld?:</b>						
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>	<b>Prk LCP:</b>	<b>Pets Alld?:</b>						
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Prk Str Lot:</b>	<b>BBQs Alld?:</b>						
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b>	<b>Str Lot Incl:</b>							
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b>								
<b>Gnd/Top?:</b>	<b>Lvl/Suite:</b> 2								
<b>Shrd Am:</b>			<b>Unit Incl:</b>						



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