



## Seaside Serenity!

Just minutes from town, but worlds away, a most pleasant and private driveway leads to this lush oceanfront oasis surrounded by over two acres of natural and cultivated landscape. Exceptional low bank waterfront, with coveted protected moorage and a convenient shared dock, with a sandy spit which hosts a diverse marine life habitat (including resident swans, blue herons, otters). A perfect mix of dreamy white shell sandy beach, ever-changing expansive Ganges Harbour and Goat island views, coastal forest, meadow, fruit trees, vegetable & perennial gardens, charming waterfalls and ponds. The well-maintained home has been lovingly restored and expanded, with a casual and comfortable ambience, complementing the spectacular sea views and offering an abundance of light. A basement workshop inspires creativity with doors opening to the sea. Outdoors there are spacious decks, patios and other special spaces for relaxing or entertaining. This is the perfect spot for the avid beachcomber, boating enthusiast, wildlife watcher, garden lover and daydream believer!

\$2,595,000

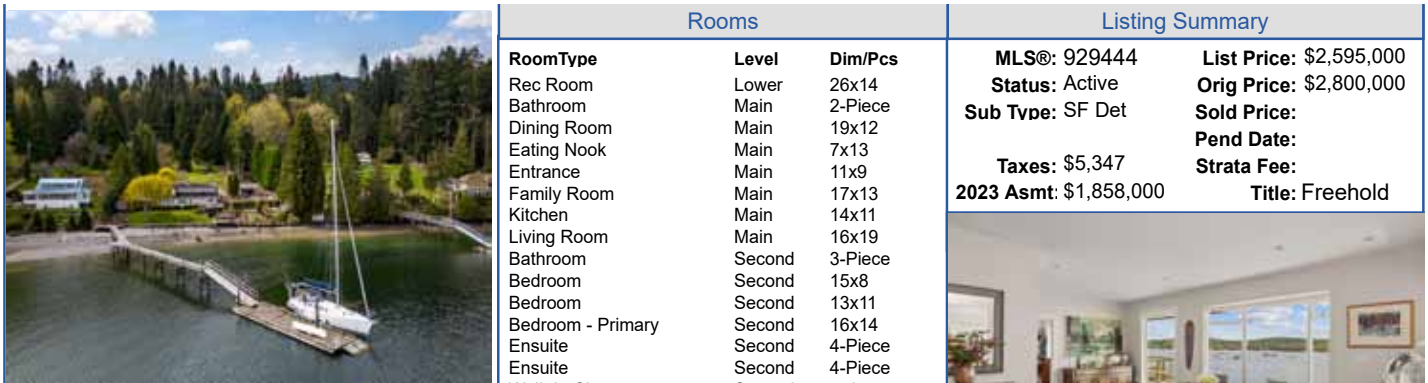
**Sandra Smith** 250.537.1201

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**268 Beddis Rd  
GI Salt Spring ~ V8K 2J1**

**Interior Details**

**Layout:** Main Level Entry with Lower/Upper L  
**Bedrms:** 3    **Kitchens:** 1  
**Baths Tot:** 4    **Fireplaces:** 3  
**Bth 2Pce:** 1    **Storeys:** 3  
**Bth 3Pce:** 1    **Fin SqFt:** 2,894  
**Bth 4Pce:** 0    **Unfin SqFt:** 605  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** 7' / Partially Finished  
**Ens 4+Pce:** 2    **FP Feat:** Family Room, Gas, Living Room, Primary Bedroom, Wood St  
**App Incl:**  
**Intr Ftrs** Workshop

| Rooms             |        |         |
|-------------------|--------|---------|
| RoomType          | Level  | Dim/Pcs |
| Rec Room          | Lower  | 26x14   |
| Bathroom          | Main   | 2-Piece |
| Dining Room       | Main   | 19x12   |
| Eating Nook       | Main   | 7x13    |
| Entrance          | Main   | 11x9    |
| Family Room       | Main   | 17x13   |
| Kitchen           | Main   | 14x11   |
| Living Room       | Main   | 16x19   |
| Bathroom          | Second | 3-Piece |
| Bedroom           | Second | 15x8    |
| Bedroom           | Second | 13x11   |
| Bedroom - Primary | Second | 16x14   |
| Ensuite           | Second | 4-Piece |
| Ensuite           | Second | 4-Piece |
| Walk-in Closet    | Second | 7x8     |
| Workshop (Unfin)  | Lower  | 14x22   |
| Carport (Unfin)   | Main   | 24x22   |
| Deck (Unfin)      | Main   | 31x14   |
| Patio (Unfin)     | Main   | 13x12   |

| Listing Summary               |                                |
|-------------------------------|--------------------------------|
| <b>MLS@:</b> 929444           | <b>List Price:</b> \$2,595,000 |
| <b>Status:</b> Active         | <b>Orig Price:</b> \$2,800,000 |
| <b>Sub Tpe:</b> SF Det        | <b>Sold Price:</b>             |
| <b>Taxes:</b> \$5,347         | <b>Pend Date:</b>              |
| <b>2023 Asmt:</b> \$1,858,000 | <b>Strata Fee:</b>             |
|                               | <b>Title:</b> Freehold         |

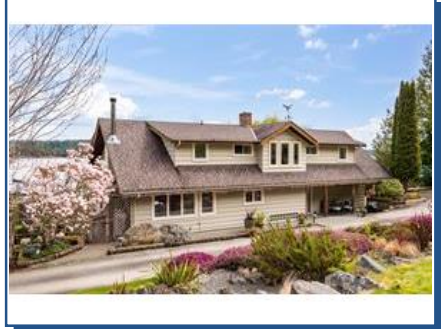


| Rooms Summary   |       |       |        |       |       |
|-----------------|-------|-------|--------|-------|-------|
|                 | Lower | Main  | Second | Third | Other |
| <b>Fin SqFt</b> | 363   | 1,377 | 1,154  | 0     | 0     |
| <b>Beds</b>     | 0     | 0     | 3      | 0     | 0     |
| <b>Baths</b>    | 0     | 1     | 3      | 0     | 0     |
| <b>Kitchens</b> | 0     | 1     | 0      | 0     | 0     |



| Building Information   |                    | Frnt Faces: | Bldg Style:              | Cool:                                |
|--|--------------------|-------------|--------------------------|--------------------------------------|
| <b>Built (est):</b> 1942   | <b>Lgl NC Use:</b> | S           | Heritage                 | None                                 |
| <b>Oth Equ:</b>  |                    |             | <b>Bldg Warr:</b>        | Baseboard, Electric, Propane, Woo    |
| <b>Const Mt:</b> Wood  |                    |             | <b>EnerGuide Rtg/Dt:</b> | Asphalt Shingle                      |
| <b>Ext Feat:</b> Balcony/Deck, Fencing: Partial, Garden, Water Feature |                    |             |                          | Poured Concrete                      |
|  |                    |             |                          | <b>Accs:</b> Ground Level Main Floor |

| Lot/Strata Information   |                             | Lot Size            | Dims (w/d):          | Waterfront: |
|--|-----------------------------|---------------------|----------------------|-------------|
| <b>Prk Type:</b> Carport Double  |                             | 96,268sqft / 2.21ac | Ocean                | Ocean       |
| <b>Water:</b> Other  | <b>Waste:</b> Septic System |                     | <b>View:</b> Ocean   |             |
| <b>Lot Feat:</b> Acreage, Foreshore Rights, Marina Nearby, Park Setting, Private, Quiet Area, Walk on Waterfront |                             |                     | <b>Services:</b>     |             |
| <b>Complex:</b>  | <b>Prk Tota</b> 4           |                     | <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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