



## Modern Island Style!

A nearly new, immaculate, fabulously modern, custom designed, architectural home in a popular location with tranquil ocean views. Sited to maximize privacy and natural light, having banks of oversize picture windows and a sleek, chic, minimalist, flowing, open plan main level. Delightful kitchen with a large quartz topped island and a storage pantry. The primary bedroom suite is located on this floor for convenient one level living. The lower level offers spacious, stylish B&B or guest/family accommodation and many options to configure the space to include working from home or hobby space. An extensive deck cleverly connects the home and double car garage. A mature orchard (apple, pear, cherry, fig & walnut trees) and charming landscaped yard provides a relaxing respite. In one of the best walking areas on the island (bring your pooch), stroll the low tide beach for miles, with a pit stop for coffee at the café, or hop on a bike for a beautiful country ride. Absolute perfection!

\$998,000



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**112 Fer de Lance Rd  
GI Salt Spring ~ V8K 1B1**

**Interior Details**

**Layout:** Ground Level Entry With Main Up  
**Bedrms:** 3    **Kitchens:** 1  
**Baths Tot:** 4    **Fireplaces:** 1  
**Bth 2Pce:** 1    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 2,046  
**Bth 4Pce:** 2    **Unfin SqFt:** 450  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** 8' / Finished, Walk-Out Access, With Windows  
**Ens 4+Pce:** 1    **FP Feat:** Electric, Living Room  
**App Incl:**  
**Intr Ftrs** Dining/Living Combo

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bathroom	Lower	4-Piece
Bedroom	Lower	14x9
Bedroom	Lower	12x9
Entrance	Lower	7x10
Family Room	Lower	19x10
Laundry	Lower	5x8
Other	Lower	13x8
Walk-in Closet	Lower	5x8
Bathroom	Main	2-Piece
Bedroom - Primary	Main	14x11
Dining/Living Combo	Main	18x18
Ensuite	Main	4-Piece
Kitchen	Main	15x11
Walk-in Closet	Main	6x7
Deck (Unfin)	Main	31x16
Garage (Unfin)	Main	21x20

Listing Summary	
<b>MLS@:</b> 945301	<b>List Price:</b> \$998,000
<b>Status:</b> Active	<b>Orig Price:</b> \$1,090,000
<b>Sub Type:</b> SF Det	<b>Sold Price:</b>
<b>Taxes:</b> \$4,317	<b>Pend Date:</b>
<b>2023 Asmt:</b> \$1,084,000	<b>Strata Fee:</b>
	<b>Title:</b> Freehold



Rooms Summary					
	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	1,000	1,046	0	0	0
<b>Beds</b>	2	1	0	0	0
<b>Baths</b>	2	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0



**Building Information**

**Built (est):** 2016    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Metal Siding  
**Ext Feat:**

**Frnt Faces:** NW    **Bldg Style:** Contemporary  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** Other  
**Heat:** Electric, Forced Air  
**Roof:** Asphalt Torch On  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Prk Type:** Driveway, Garage  
**Water:** Regional/Improvement I  
**Lot Feat:** Landscaped, No Through Road, Park Setting  
**Complex:**  
**SqFt Balc:**  
**SqFt Prk:**  
**SqFt Pat:**  
**SqFt Strg:**  
**Gnd/Top?:**  
**Shrd Am:**

**Lot Size** 12,197sqft / 0.28ac

**Waste:** Septic System: Common

**Dims (w/d):**  
**View:** Ocean  
**Services:**

**Waterfront:**

**Prk Tota** 3  
**Prk Cm Prp:**  
**Prk LCP:**  
**Prk Str Lot:**  
**Str Lot Incl:**

**Rent Alld?:**  
**Yng Ag Alld?:**  
**Pets Alld?:**  
**BBQs Alld?:**

**Unit Incl:**



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