



Luxe Living with Inspiring Views!

Nestled in a quiet location awaits this nearly new, impeccably built contemporary main floor living residence with striking west-facing ocean views. Through clever design and attention to detail, this home is full of both coastal character and warmth. Bright, cheery, open concept plan with the perfect mix of high-end quality finish, and chic white interior spaces accented with dramatic contrasting highlights. Natural light floods the home through large framed windows, French doors and a shiplap vaulted ceiling in the main living area. Two bedrooms and two decadent bathrooms up, a beautifully finished showcase kitchen, and spacious and comfortable family room. Full lower level with additional bedroom, bathroom, family/flex room, and loads of additional storage space. An extensive sunny deck and low maintenance landscape rounds out this absolutely perfect west coast lifestyle home!

\$1,695,000

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		Rooms			Listing Summary			
		RoomType	Level	Dim/Pcs	MLS@: 946190	List Price: \$1,695,000		
<p>347 Collins Rd GI Salt Spring ~ V8K 2N1</p> <p><u>Interior Details</u></p> <p>Layout: Main Level Entry with Lower Level(s)</p> <p>Bedrms: 3 Kitchens: 1</p> <p>Baths Tot: 3 Fireplaces: 1</p> <p>Bth 2Pce: 0 Storeys:</p> <p>Bth 3Pce: 2 Fin SqFt: 3,463</p> <p>Bth 4Pce: 0 Unfin SqFt: 308</p> <p>Bth 5Pce: 0 Bed & Brk:</p> <p>Ens 2Pce: 0 Addnl Acc:</p> <p>Ens 3Pce: 0 Basement: 8' / Finished, Full, Walk-Out Access, With Windows</p> <p>Ens 4+Pce: 1 FP Feat: Living Room, Propane</p> <p>App Incl:</p> <p>Intr Ftrs Dining/Living Combo, Vaulted Ceiling(s)</p>		Bathroom	Lower	3-Piece	Status: Active	Orig Price: \$1,695,000		
		Bonus Room	Lower	11x15	Sub Tpe: SF Det	Sold Price:		
		Entrance	Lower	10x6	Taxes: \$4,513	Pend Date:		
		Family Room	Lower	16x16	2023 Asmt: \$1,201,000	Strata Fee:		
		Bathroom	Main	3-Piece		Title: Freehold		
		Bedroom	Main	12x12				
		Bedroom - Primary	Main	12x16				
		Dining Room	Main	12x13				
		Ensuite	Main	5-Piece				
		Entrance	Main	18x11				
		Family Room	Main	20x14				
		Kitchen	Main	20x13				
		Laundry	Main	5x10				
		Living Room	Main	16x21				
		Pantry (Finished)	Main	9x6				
		Walk-in Closet	Main	9x6				
		Patio (Unfin)	Lower	51x20				
		Storage (Unfin)	Lower	47x12				
		Deck (Unfin)	Main	51x21				
		<u>Rooms Summary</u>						
	Lower	Main	Second	Third				
Fin SqFt	1,179	2,284	0	0	0			
Beds	1	2	0	0	0			
Baths	1	2	0	0	0			
Kitchens	0	1	0	0	0			
<u>Building Information</u>		Frnt Faces: W	Bldg Style: Arts & Crafts	Cool: Air Conditioning				
Built (est): 2021	Lgl NC Use:	Bldg Warr: Yes	EnerGuide Rtg/Dt:	Heat: Electric, Heat Pump, Propane				
Oth Equ:					Roof: Metal			
Const Mt: Frame Wood					Fndn: Poured Concrete			
Ext Feat: Balcony/Patio, Low Maintenance Yard					Accs: Ground Level Main Floor			
<u>Lot/Strata Information</u>		Lot Size 22,651sqft / 0.52ac	Dims (w/d):	Waterfront:				
Prk Type: Driveway, Open		Waste: Septic System	View: Mountain(s), Ocean					
Water: Municipal			Services:					
Lot Feat: Hillside, Quiet Area		Prk Tota 3	Rent Alld?:					
Complex:		Prk Cm Prp:	Yng Ag Alld?:					
SqFt Balc:	StrLots/Cplx	Prk LCP:	Pets Alld?:					
SqFt Prk:	Bldgs/Cplx:	Prk Str Lot:	BBQs Alld?:					
SqFt Pat:	Suites/Bldg:	Str Lot Incl:						
SqFt Strg:	Floors/Bldg:							
Gnd/Top?:	Lvls/Suite:		Unit Incl:					
Shrd Am:								



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