



## Cute and Cozy Cottage!



This cute and cozy cottage home is soaked in glorious sunshine, with a private setting on 2.22 natural acres. At just over 600 sq. ft., the nicely maintained one bedroom, one bathroom home enjoys natural light, a tongue and groove cedar ceiling, wood, tile and stone floors, and has a comfortable and casual ambience. Backing onto Bullock Creek, with large open areas, the mainly level property is the perfect spot for the gardening enthusiast. In addition, there is an over height 4 bay RV/boat storage building and a single carport. Vesuvius and Long Harbour ferries. A multitude of options or just move in and start your new life!

\$699,000

*Leading* REAL ESTATE  
COMPANIES  
OF THE WORLD

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL®

**Sandra Smith** 250.537.1201  
Personal Real Estate Corporation

E [saltspringhomefinder@gmail.com](mailto:saltspringhomefinder@gmail.com) W [www.saltspringhomefinder.com](http://www.saltspringhomefinder.com)



Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Bedroom	Main	10x9
Dining Room	Main	8x13
Kitchen	Main	10x13
Living Room	Main	21x17
Deck (Unfin)	Main	8x12
Porch (Unfin)	Main	7x6
Separate Storage (Unfin)	Main	50x40

Listing Summary	
<b>MLS@:</b> 956135	<b>List Price:</b> \$699,000
<b>Status:</b> Active	<b>Orig Price:</b> \$699,000
<b>Sub Type:</b> SF Det	<b>Sold Price:</b>
	<b>Pend Date:</b>
<b>Taxes:</b> \$2,878	<b>Strata Fee:</b>
<b>2024 Asmt:</b> \$705,000	<b>Title:</b> Freehold



**156 Robinson Rd**  
**GI Salt Spring ~ V8K 1R6**

**Interior Details**

**Layout:** Rancher  
**Bedrms:** 1    **Kitchens:** 1  
**Baths Tot:** 1    **Fireplaces:** 1  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 1    **Fin SqFt:** 790  
**Bth 4Pce:** 0    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** Crawl Space  
**Ens 4+Pce:** 0    **FP Feat:** Living Room, Wood Burning  
**App Incl:**  
**Intr Ftrs**

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	790	0	0	0
<b>Beds</b>	0	1	0	0	0
<b>Baths</b>	0	1	0	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 1984    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood  
**Ext Feat:**

**Frnt Faces:** W    **Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** Air Conditioning  
**Heat:** Electric, Heat Pump, Wood  
**Roof:** Metal  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Prk Type:** Carport, Detached, Driveway, RV Access/Parking  
**Water:** Well: Drilled    **Waste:** Septic System  
**Lot Feat:** Acreage, Central Location, Easy Access, Rural Setting  
**Complex:**  
**SqFt Balc:**  
**SqFt Prk:**    **StrLots/Cplx**  
**SqFt Pat:**    **Bldgs/Cplx:**  
**SqFt Strg:**    **Suites/Bldg:**  
**Gnd/Top?:**    **Floors/Bldg:**  
**Shrd Am:**    **Lvl/Suite:**

**Lot Size** 96,703sqft / 2.22ac

**Prk Tota** 5  
**Prk Cm Prp:**  
**Prk LCP:**  
**Prk Str Lot:**  
**Str Lot Incl:**

**Dims (w/d):**  
**View:**  
**Services:**  
**Rent Alld?:**  
**Yng Ag Alld?:**  
**Pets Alld?:**  
**BBQs Alld?:**  
**Unit Incl:**

**Waterfront:**



**Sandra Smith**  
Personal Real Estate Corporation

250.537.1201 | [saltspringhomefinder@gmail.com](mailto:saltspringhomefinder@gmail.com)  
[www.saltspringhomefinder.com](http://www.saltspringhomefinder.com)

Macdonald Realty Ltd.  
 101-170 Fulford Ganges Road  
 Salt Spring Island, BC V8K 2T8