



Oceanside Serenity!

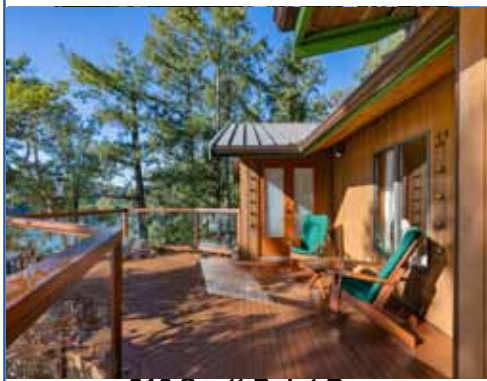
Occupying the most brilliant south-facing waterfront location in the coveted enclave of Scott Point, is this meticulously maintained and beloved residence. Having a foreshore lease in place and substantial dock (including a new concrete float), the sunny and private 1.12 acre property enjoys stunning views over Welbury Bay. Main living areas are framed by gleaming fir floors, oversized windows bringing natural light and welcoming gorgeous ocean views, recently remodeled kitchen with quartz countertops, contemporary custom cabinetry and Miele appliances. The ideal situation for work from home, hobbies, craftsperson or artist with a variety of flexible spaces and studio areas accessed via a covered walkway and including an upper loft area. Extensive decking on both levels allows easy indoor-outdoor movement, great sitting and entertaining spaces, glorious views and year round sunshine. Beautifully landscaped including a pond, waterway, curved bridge, rock walls, outdoor lighting, and pathways to the waterfront. Additional features include garden and wood sheds, and an RV shelter. Walk to the Long Harbour ferry terminal and a short drive to town. A rare opportunity! **\$3,299,000**

Leading REAL ESTATE COMPANIES OF THE WORLD

LP LUXURY PORTFOLIO INTERNATIONAL

Sandra Smith 250.537.1201
Personal Real Estate Corporation

E saltspringhomefinder@gmail.com W www.saltspringhomefinder.com



**216 Scott Point Dr
GI Salt Spring ~ V8K 2R1**

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 3
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 3,415
Bth 4Pce: 0 **Unfin SqFt:** 1737
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Finished, Walk-Out Access, With Windows
Ens 4+Pce: 1 **FP Feat:** Family Room, Living Room, Propane, Wood Burning
App Incl:
Intr Ftrs Dining/Living Combo, Workshop

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bedroom	Lower	16x12
Bedroom	Lower	13x11
Bedroom - Primary	Lower	15x15
Ensuite	Lower	4-Piece
Storage	Lower	12x5
Storage	Lower	14x9
Walk-in Closet	Lower	9x7
Bathroom	Main	2-Piece
Dining Room	Main	15x8
Eating Nook	Main	17x15
Entrance	Main	16x11
Family Room	Main	21x16
Kitchen	Main	16x15
Laundry	Main	12x10
Living Room	Main	21x21
Mud Room	Main	10x5
Deck (Unfin)	Lower	53x11
Workshop (Unfin)	Lower	15x11

Listing Summary	
MLS@: 952265	List Price: \$3,299,000
Status: Active	Orig Price: \$3,595,000
Sub Tpe: SF Det	Sold Price:
	Pend Date:
Taxes: \$11,942	Strata Fee:
2024 Asmt: \$2,966,000	Title: Freehold

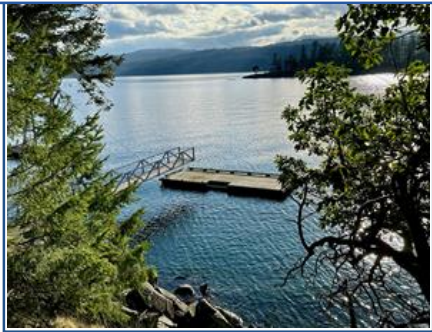


Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	1,450	1,965	0	0	0
Beds	3	0	0	0	0
Baths	2	1	0	0	0
Kitchens	0	1	0	0	0



Building Information		Frnt Faces: SW		Bldg Style: West Coast		Cool: None	
Built (est): 1967	Lgl NC Use:	Bldg Warr:		Heat: Baseboard, Propane		Roof: Metal	
Oth Equ: Electric Garage Door Opener, Pi		EnerGuide Rtg/Dt:		Fndn: Poured Concrete		Accss: Ground Level Main Floor	
Const Mt: Wood							
Ext Feat: Balcony/Deck, Fenced, Fencing: Partial, Garden, Water Feature							

Lot/Strata Information		Lot Size 48,787sqft / 1.12ac		Dims (w/d):		Waterfront: Ocean	
Prk Type: Attached, Driveway, Garage, Garage Quad+, RV Access/Pai		View:	Ocean				
Water: Cooperative	Waste: Septic System	Services:					
Lot Feat: Dock/Moorage, Easy Access, Foreshore Rights, Private, Quiet Area		Prk Tota	6		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:						
Shrd Am:		Unit Incl:					



Sandra Smith
Personal Real Estate Corporation

250.537.1201 | saltspringhomefinder@gmail.com
www.saltspringhomefinder.com

Macdonald Realty Ltd.

101-170 Fulford Ganges Road
Salt Spring Island, BC V8K 2T8