



Bring the Family, Leave the Car!

This well-maintained, charming home is situated within walking distance to town, yet on a quiet street enjoying a sunny and serene setting on .68 of an acre. The 2,763 sq ft. home has 6 bedrooms and 4 bathrooms on three levels, with guest area on the lower garden daylight level. With a casual country feel, spacious, bright rooms, a large cheery kitchen, skylights, vaulted ceilings and picture windows for an abundance of natural light. Enjoy distant views of Ganges Harbour and Mt. Baker from upper levels. Multi-level decks and a sweet covered veranda provide outdoor respite. Low maintenance natural and perennial landscape, with some raised garden beds. A separate garage/workshop with extra storage. A fantastic package, move in and enjoy the island life, just steps from town, schools and recreation.



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\$1,149,000

Sandra Smith 250.537.1201
Personal Real Estate Corporation

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



**121 Pallot Way
GI Salt Spring ~ V8K 2M5**

Interior Details

Layout: Main Level Entry with Lower/Upper L
Bedrms: 4 **Kitchens:** 1
Baths Tot: 4 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 2,763
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:** Potential
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:** 8' / Finished
Ens 4+Pce: 0 **FP Feat:** Living Room, Wood Burning
App Incl:
Intr Ftrs

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Lower	4-Piece
Bedroom	Lower	13x9
Family Room	Lower	19x8
Family Room	Lower	14x12
Office	Lower	11x7
Bathroom	Main	2-Piece
Dining Room	Main	14x7
Eating Nook	Main	8x9
Entrance	Main	9x17
Kitchen	Main	13x13
Laundry	Main	10x14
Living Room	Main	14x17
Bathroom	Second	3-Piece
Bedroom	Second	12x11
Bedroom	Second	12x11
Bedroom - Primary	Second	14x15
Ensuite	Second	3-Piece
Deck (Unfin)	Lower	40x10
Deck (Unfin)	Lower	5x13

Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	848	1,019	896	0	0
Beds	1	0	3	0	0
Baths	1	1	2	0	0
Kitchens	0	1	0	0	0

Listing Summary
MLS@: 966146 **List Price:** \$1,149,000
Status: Active **Orig Price:** \$1,169,000
Sub Tpe: SF Det **Sold Price:**
Taxes: \$4,483 **Pend Date:**
2024 Asmt: \$1,103,000 **Strata Fee:** \$0
Title: Freehold



Building Information

Built (est): 2009 **Lgl NC Use:**
Oth Equ:
Const Mt: Frame Wood
Ext Feat: Balcony/Patio

Frnt Faces: SE **Bldg Style:** Cape Cod
Bldg Warr: Yes
EnerGuide Rtg/Dt:

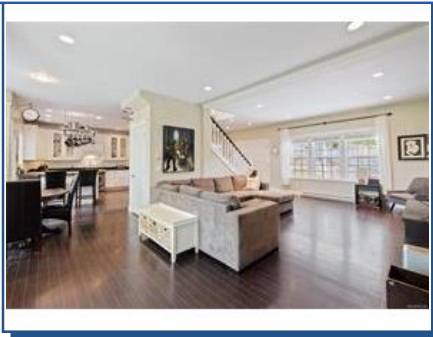
Cool: None
Heat: Baseboard, Electric, Wood
Roof: Metal
Fndn: Poured Concrete
Accss:

Lot/Strata Information

Prk Type: Driveway, Garage
Water: Well: Drilled
Lot Feat: Irregular Lot
Complex:
SqFt Balc: **StrLots/Cplx**
SqFt Prk: **Bldgs/Cplx:**
SqFt Pat: **Suites/Bldg:**
SqFt Strg: **Floors/Bldg:**
Gnd/Top?: **Lvls/Suite:** 3
Shrd Am:

Lot Size: 29,631sqft / 0.68ac
Waste: Septic System
Prk Tota: 4
Prk Cm Prp:
Prk LCP:
Prk Str Lot:
Str Lot Incl:
Unit Incl:

Waterfront:
View:
Services:
Rent Alld?:
Yng Ag Alld?:
Pets Alld?:
BBQs Alld?:



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