



Charming Cottage Home!



Quaint and quiet, this cottage style home is set on 1.81 sunny, south-sloping and private acres, down a country lane and close to St. Mary's Lake. The perfect island get-away, starter or retirement home featuring great light, cozy wood stove, 4 gpm well, newer gravity fed septic system, and a separate carport with storage space. A partially covered deck transfers living area seamlessly to the outdoors and provides the perfect al fresco dining experience. The property enjoys a mix of natural and easy care cultivated landscape and an outdoor shower. Situated a ten minute drive to both town and Vesuvius ferry. Hard to resist the special charm and rural island ambience of this sweet home!

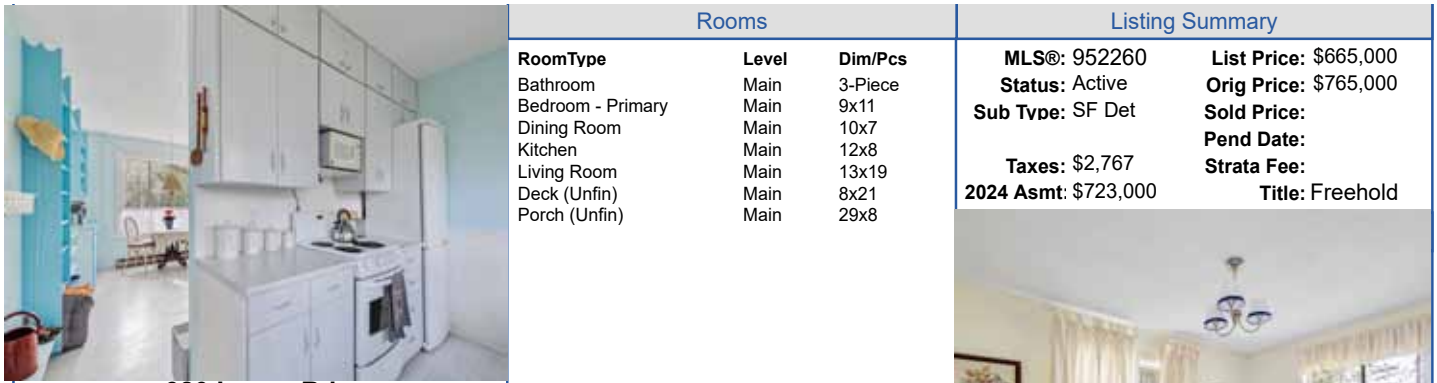
\$665,000

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Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Bedroom - Primary	Main	9x11
Dining Room	Main	10x7
Kitchen	Main	12x8
Living Room	Main	13x19
Deck (Unfin)	Main	8x21
Porch (Unfin)	Main	29x8

Listing Summary

MLS@: 952260 **List Price:** \$665,000
Status: Active **Orig Price:** \$765,000
Sub Tpe: SF Det **Sold Price:**
Taxes: \$2,767 **Pend Date:**
2024 Asmt: \$723,000 **Strata Fee:**
Title: Freehold

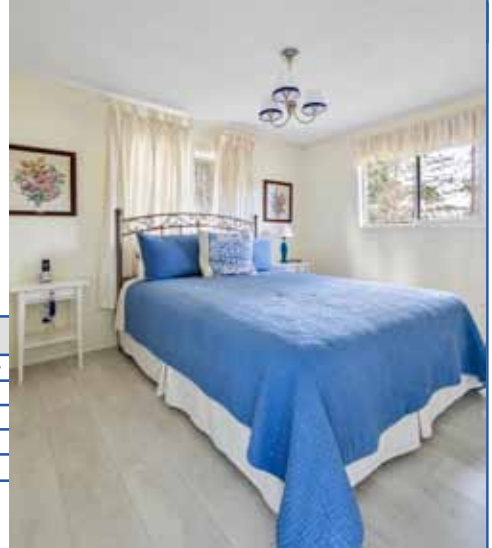
380 Langs Rd
GI Salt Spring ~ V8K 1N3

Interior Details

Layout: Rancher
Bedrms: 1 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 668
Bth 4Pce: 0 **Unfin SqFt:** 288
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 Stove
App Incl:
Intr Ftrs Dining/Living Combo

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	668	0	0	0
Beds	0	1	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0



Building Information

Frnt Faces: S **Bldg Style:** Cottage/Cabin **Cool:** None
Built (est): 1972 **Lgl NC Use:** **Bldg Warr:** **Heat:** Baseboard, Electric, Wood
Oth Equ: **EnerGuide Rtg/Dt:** **Roof:** Fibreglass Shingle
Const Mt: Insulation: Ceiling, Insulation: Walls, Wood **Fndn:** Poured Concrete
Ext Feat: **Accss:**

Lot/Strata Information

Lot Size 78,844sqft / 1.81ac **Dims (w/d):** **Waterfront:**
Prk Type: Additional, Carport **View:** Mountain(s)
Water: Well: Drilled **Waste:** Septic System **Services:**
Lot Feat: Private, Rectangular Lot
Complex: **Prk Tota** 1 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:** 1
Shrd Am: **Unit Incl:**



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