



## Raffi's House!



Superb vistas with sweeping, panoramic ocean and island views including Ganges Harbour, Active Pass, North Shore Mountains and majestic Mt. Baker enthrall from this serene and sunny 8 acre retreat. Built for comfortable and gracious living, the well-maintained home has a spacious, thoughtful and efficient main floor living plan with well-lit rooms, stone wall with fireplace insert, fir beams, wood floors and floor to ceiling windows showcasing natural light and the panoramic sea views. The lower level provides an impressive family room/office and additional restful space for family and friends all with the same stunning views. Upstairs, a spacious loft is ideal for yoga/meditation or family fun. A heat pump ensures efficient heating/cooling and a generator ensures comfort in a power outage. A large sunny deck to enjoy the morning sunrises. Picture perfect landscaping includes fenced raised bed vegetable and flower garden areas, a unique "treezeebo", natural forest and a glorious arbutus grove. All in all simply stunning!

\$1,875,000

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		Rooms					Listing Summary		
		RoomType	Level	Dim/Pcs			MLS@: 971298	List Price: \$1,875,000	
<p><b>241 Sky Valley Rd</b> <b>GI Salt Spring ~ V8K 2C7</b></p> <p><b>Interior Details</b></p> <p><b>Layout:</b> Split Level</p> <p><b>Bedrms:</b> 4    <b>Kitchens:</b> 1</p> <p><b>Baths Tot:</b> 3    <b>Fireplaces:</b> 1</p> <p><b>Bth 2Pce:</b> 1    <b>Storeys:</b></p> <p><b>Bth 3Pce:</b> 0    <b>Fin SqFt:</b> 3,213</p> <p><b>Bth 4Pce:</b> 1    <b>Unfin SqFt:</b> 304</p> <p><b>Bth 5Pce:</b> 0    <b>Bed &amp; Brk:</b></p> <p><b>Ens 2Pce:</b> 0    <b>Addnl Acc:</b></p> <p><b>Ens 3Pce:</b> 0    <b>Basement:</b> Crawl Space</p> <p><b>Ens 4+Pce:</b> 1    <b>FP Feat:</b> Living Room, Wood Stove</p> <p><b>App Incl:</b></p> <p><b>Intr Ftrs</b></p>		Bathroom	Lower	4-Piece			<b>Status:</b> Active	<b>Orig Price:</b> \$1,995,000	
		Bedroom	Lower	9x10			<b>Sub Tpe:</b> SF Det	<b>Sold Price:</b>	
		Bedroom	Lower	9x12			<b>Taxes:</b> \$6,872	<b>Pend Date:</b>	
		Bedroom	Lower	9x12			<b>2024 Asmt:</b> \$1,836,000	<b>Strata Fee:</b>	
		Entrance	Lower	14x15				<b>Title:</b> Freehold	
		Family Room	Lower	19x19					
		Laundry	Lower	19x11					
		Bathroom	Main	2-Piece					
		Bedroom - Primary	Main	14x15					
		Dining Room	Main	19x14					
		Eating Nook	Main	7x12					
		Ensuite	Main	4-Piece					
		Kitchen	Main	13x12					
		Living Room	Main	19x17					
		Walk-in Closet	Main	6x11					
		Loft	Second	21x25					
		Deck (Unfin)	Lower	21x8					
		Deck (Unfin)	Lower	26x5					
		Garage (Unfin)	Lower	17x20					
		<b>Rooms Summary</b>							
	Lower	Main	Second	Third	Other				
<b>Fin SqFt</b>	1,309	1,454	450	0	0				
<b>Beds</b>	3	1	0	0	0				
<b>Baths</b>	1	2	0	0	0				
<b>Kitchens</b>	0	1	0	0	0				
<b>Building Information</b>		<b>Frnt Faces:</b> E	<b>Bldg Style:</b> West Coast			<b>Cool:</b> Air Conditioning			
<b>Built (est):</b> 1976	<b>Lgl NC Use:</b>	<b>Bldg Warr:</b> No			<b>Heat:</b> Baseboard, Electric, Heat Pump, W				
<b>Oth Equ:</b>		<b>EnerGuide Rtg/Dt:</b>			<b>Roof:</b> Metal				
<b>Const Mt:</b> Wood					<b>Fndn:</b> Poured Concrete				
<b>Ext Feat:</b>					<b>Accss:</b>				
<b>Lot/Strata Information</b>		<b>Lot Size</b> 347,608sqft / 7.98ac	<b>Dims (w/d):</b>			<b>Waterfront:</b>			
<b>Prk Type:</b> Carport, Driveway, Garage		<b>Waste:</b> Septic System	<b>View:</b> Mountain(s), Ocean						
<b>Water:</b> Well: Drilled			<b>Services:</b>						
<b>Lot Feat:</b> Acreage, Easy Access, Private									
<b>Complex:</b>		<b>Prk Tota</b> 4	<b>Rent Alld?:</b>						
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>	<b>Prk Cm Prp:</b> 0	<b>Yng Ag Alld?:</b>						
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Prk LCP:</b>	<b>Pets Alld?:</b>						
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b>	<b>Prk Str Lot:</b>	<b>BBQs Alld?:</b>						
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b>	<b>Str Lot Incl:</b>							
<b>Gnd/Top?:</b>	<b>Lvls/Suite:</b> 4		<b>Unit Incl:</b>						
<b>Shrd Am:</b>									



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