



The Sweet Life!



Enjoy a quaint, quiet and convenient location within strolling distance to St. Mary's Lake, transit access and a quick ten-minute drive to town. This sunny, private, nearly half-acre property with a park-like ambience hosts a bright, cheery, single level, well maintained two bedroom home. Great floor plan with spacious rooms, ample natural light, a cozy, efficient high-end Scan woodstove, and an aesthetic décor palette. A fabulous stone patio is accessed from the living area and provides the perfect spot for outdoor entertaining or relaxing. The mainly level corner lot is fully fenced, and is home to the most magnificent maple tree, providing perfect summer shade and abundant raised garden beds, with lots of room to play and putter. A peaceful retreat!

\$789,000

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**151 Le Page Rd
GI Salt Spring ~ V8K 1N1**

Interior Details

Layout: Rancher
Bedrms: 2 **Kitchens:** 1
Baths Tot: 1 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,429
Bth 4Pce: 1 **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

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12'4"x9'4"
Bedroom - Primary	Main	16'9"x9'6"
Dining Room	Main	19'8"x9'7"
Entrance	Main	8'0"x5'3"
Kitchen	Main	15'6"x12'3"
Living Room	Main	25'4"x21'5"
Patio (Unfin)	Main	20'x10'

Listing Summary

MLS@: 981627 **List Price:** \$789,000
Status: Active **Orig Price:** \$829,000
Sub Tpe: SF Det **Sold Price:**
Taxes: \$3,102 **Pend Date:**
2024 Asmt: \$633,000 **Strata Fee:** \$0
Title: Freehold



Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,429	0	0	0
Beds	0	2	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1992 **Lgl NC Use:**
Oth Equ:
Const Mt: Wood
Ext Feat: Fencing: Full
Frnt Faces: W **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:
Cool: None
Heat: Baseboard, Electric, Wood
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss: Ground Level Main Floor, No Step

Lot/Strata Information

Lot Size: 27,878sqft / 0.64ac **Dims (w/d):**
Prk Type: Additional, Driveway, RV Access/Parking **View:**
Water: Regional/Improvement I **Waste:** Septic System **Services:**
Lot Feat: Corner, Easy Access, Level, Park Setting, Rectangular Lot, Serviced
Complex: **Prk Tota:** 4 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBqs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvls/Suite:** 1
Shrd Am: **Unit Incl:**



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