



Luxe Living with Inspiring Views!

Nestled in a quiet location awaits this nearly new, impeccably built contemporary main floor living residence with striking west-facing ocean views. Through clever design and attention to detail, this home is full of both coastal character and warmth. Bright, cheery, open concept plan with the perfect mix of high-end quality finish, and chic white interior spaces accented with dramatic contrasting highlights. Natural light floods the home through large framed windows, French doors and a shiplap vaulted ceiling in the main living area. Two bedrooms and two decadent bathrooms up, a beautifully finished showcase kitchen, and spacious and comfortable family room. Full lower level with additional bedroom, bathroom, family/flex room, and loads of additional storage space. An extensive sunny deck and low maintenance landscape rounds out this absolutely perfect west coast lifestyle home!

\$1,695,000

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	Rooms			Listing Summary	
	RoomType Bathroom Bonus Room Entrance Family Room Bathroom Bedroom Bedroom - Primary Dining Room Ensuite Entrance Family Room Kitchen Laundry Living Room Pantry (Finished) Walk-in Closet Patio (Unfin) Storage (Unfin) Deck (Unfin)	Level Lower Lower Lower Lower Main Main Main Main Main Main Main Main Main Main Main Lower Lower Main	Dim/Pcs 3-Piece 11x15 10x6 16x16 3-Piece 12x12 12x16 12x13 5-Piece 18x11 20x14 20x13 5x10 16x21 9x6 9x6 51x20 47x12 51x21	MLS@: 996835 Status: Active Sub Type: SF Det Taxes: \$4,585 2025 Asmt: \$1,125,000	List Price: \$1,695,000 Orig Price: \$1,695,000 Sold Price: Pend Date: Strata Fee: Title: Freehold
	347 Collins Rd GI Salt Spring ~ V8K 2N1 Interior Details Layout: Main Level Entry with Lower Level(s) Bedrms: 3 Kitchens: 1 Baths Tot: 3 Fireplaces: 1 Bth 2Pce: 0 Storeys: Bth 3Pce: 2 Fin SqFt: 3,463 Bth 4Pce: 0 Unfin SqFt: 308 Bth 5Pce: 0 Bed & Brk: Ens 2Pce: 0 Addnl Acc: Ens 3Pce: 0 Basement: 8' / Finished, Full, Walk-Out Access, With Windows Ens 4+Pce: 1 FP Feat: Living Room, Propane App Incl: Intr Ftrs Dining/Living Combo, Vaulted Ceiling(s)			 	
	Rooms Summary				
	Lower	Main	Second	Third	Other
Fin SqFt	1,179	2,284	0	0	0
Beds	1	2	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0

Building Information		Frnt Faces: W Bldg Style: Arts & Crafts Bldg Warr: Yes EnerGuide Rtg/Dt:	Cool: Air Conditioning Heat: Electric, Heat Pump, Propane Roof: Metal Fndn: Poured Concrete Accss: Ground Level Main Floor, Primary E
Built (est): 2021 Lgl NC Use: Oth Equ: Const Mt: Frame Wood Ext Feat: Balcony/Patio, Low Maintenance Yard			

Lot/Strata Information		Lot Size 22,651sqft / 0.52ac Waste: Septic System Prk Tota 3 Prk Cm Prp: Prk LCP: Prk Str Lot: Str Lot Incl:	Dims (w/d): View: Mountain(s), Ocean Services: Rent Alld?: Yng Ag Alld?: Pets Alld?: BBQs Alld?: Unit Incl:	Waterfront:
Prk Type: Driveway, Open Water: Municipal Lot Feat: Hillside, Quiet Area Complex: SqFt Balc: SqFt Prk: SqFt Pat: SqFt Strg: Gnd/Top?: Shrd Am:	StrLots/Cplx Bldgs/Cplx: Suites/Bldg: Floors/Bldg: Lvls/Suite:			





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