Oceanview Elegance in Channel Ridge

Nestled on a pristine, park-like acre in the prestigious Channel Ridge neighbourhood, this immaculate home offers breathtaking ocean-to-island views and a peaceful, private setting that backs onto lush, forested green space. Thoughtfully crafted by Wilco, this sun-drenched residence features a modern open-concept layout with vaulted ceilings, expansive floor-to-ceiling windows, and warm pine and tile flooring throughout. Convenient and spacious main-level primary suite with sunny deck french door access. Step out onto the tiered deck—complete with a charming beamed and covered area—perfect for relaxing or entertaining while surrounded by nature. With direct access to miles of scenic hiking trails and a welcoming community, this is the ideal retreat for those seeking the best in island living and effortless indoor-outdoor enjoyment!

$1,345,000

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103 Murrelet Pl
GI Salt Spring ~ V8K 1G9

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Bedroom - Primary	Main	15x14
Dining Room	Main	11x14
Ensuite	Main	5-Piece
Entrance	Main	9x11
Kitchen	Main	16x13
Laundry	Main	9x11
Living Room	Main	12x15
Office	Main	11x9
Pantry (Finished)	Main	5x5
Walk-in Closet	Main	8x7
Bathroom	Second	4-Piece
Bedroom	Second	15x10
Bedroom	Second	11x20
Office	Second	10x8
Storage	Second	5x9
Deck (Unfin)	Main	17x14
Deck (Unfin)	Main	24x9
Porch (Unfin)	Main	13x6

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,598	903	0	0
Beds	0	1	2	0	0
Baths	0	2	1	0	0
Kitchens	0	1	0	0	0

Listing Summary

MLS®: 1000830	**List Price:** $1,345,000
Status: Active	**Orig Price:** $1,365,000
Sub Type: SF Det	**Sold Price:**
	Pend Date:
Taxes: $5,164	**Strata Fee:** $0
2025 Asmt: $1,307,000	**Title:** Freehold

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms:	3	**Kitchens:**	1
Baths Tot:	3	**Fireplaces:**	1
Bth 2Pce:	1	**Storeys:**	
Bth 3Pce:	0	**Fin SqFt:**	2,501
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	1	**FP Feat:**	Living Room, Propane

App Incl:
Intr Ftrs

Building Information

Frnt Faces: S

Built (est): 2002	**Lgl NC Use:**
Oth Equ:	
Const Mt: Frame Wood, Wood	
Ext Feat: Balcony/Patio, Sprinkler System	

Bldg Style: West Coast
Bldg Warr:
EnerGuide Rtg/Dt:

Cool: None
Heat: Baseboard, Electric, Propane
Roof: Asphalt Shingle
Fndn: None
Accss: Ground Level Main Floor, Primary B

Lot/Strata Information

Lot Size 43,124sqft / 0.99ac
Dims (w/d):
Waterfront:

Prk Type:	Attached, Driveway, Garage Double
Water:	Municipal **Waste:** Septic System
Lot Feat:	Cul-de-sac, No Through Road, Pie Shaped Lot, Quiet Area, Rural Setting

View: Ocean
Services:

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:** 2		
Shrd Am:		**Unit Incl:**	