



## Extraordinary Artist's Sanctuary!

Private, serene, sunny 12.78 acre retreat enchants with natural beauty surrounded by hundreds of acres of forest, offering miles of scenic hiking trails, and a short hike through the woods to a stunning beach. The meticulously maintained, five bedroom, 3,000 sq ft home encompasses a modern-rustic masterpiece seamlessly blending contemporary design with the warmth of natural elements. Casual elegance with artistic details at every turn. Ample natural light, spacious comfortable rooms, a farmhouse style kitchen for the foodie, two cozy wood stoves, beautifully appointed bathrooms, and a heated concrete lower floor are some of the special features. A fabulous restored post-and-beam studio welcomes guests and the artist's soul. A fenced paddock awaits farm friends and a sweet playhouse is a magical hideaway for the littles. Apple, pear, peach, plum and walnut trees provide seasonal treats and the land is ready to cultivate a dream garden or a working farm. Peaceful seclusion waking to birdsong and falling asleep to the springtime frog chorus. Pure Perfection!

\$2,299,000

**Sandra Smith** 250.537.1201

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|   |       | Rooms   |   |       | Listing Summary   |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
|--|-------|---|---|-------|---|--------|-------|--------|-------|-------|----------|---|-----|-------|-------|---|------|---|---|---|---|---|-------|---|---|---|---|---|----------|---|---|---|---|---|---|--|
|  |       | <div>RoomTypeLevelDim/PcsBathroomMain2-PieceBathroom - Aux BldgMain3-PieceFamily RoomMain15x16KitchenMain10x16Living-Aux BldgMain17x23Mud RoomMain8x7BathroomSecond4-PieceBedroomSecond12x11BedroomSecond12x9BedroomSecond10x11Bedroom - Aux BldgSecond17x15Living RoomSecond21x18BathroomThird3-PieceBedroomThird30x16Bedroom - PrimaryThird13x15DenThird14x15Walk-in ClosetThird5x8Storage (Unfin)Main22x24Porch (Unfin)Second13x16</div>                                       | <div>MLS@: 994507List Price: \$2,299,000Status: ActiveOrig Price: \$2,499,000Sub Type: SF DetSold Price: Pend Date: Taxes: \$6,901Strata Fee: 2025 Asmt: \$1,565,000Title: Freehold</div> |       |   |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
| 301 Epron Rd<br>GI Salt Spring ~ V8K 2B4   |       | <div>Rooms Summary</div> <table><thead><tr><th></th><th>Lower</th><th>Main</th><th>Second</th><th>Third</th><th>Other</th></tr></thead><tbody><tr><td>Fin SqFt</td><td>0</td><td>620</td><td>1,213</td><td>1,202</td><td>0</td></tr><tr><td>Beds</td><td>0</td><td>0</td><td>4</td><td>2</td><td>0</td></tr><tr><td>Baths</td><td>0</td><td>2</td><td>1</td><td>1</td><td>0</td></tr><tr><td>Kitchens</td><td>0</td><td>1</td><td>0</td><td>0</td><td>0</td></tr></tbody></table> |   |       |   | Lower  | Main  | Second | Third | Other | Fin SqFt | 0 | 620 | 1,213 | 1,202 | 0 | Beds | 0 | 0 | 4 | 2 | 0 | Baths | 0 | 2 | 1 | 1 | 0 | Kitchens | 0 | 1 | 0 | 0 | 0 |  |  |
|  | Lower |   |   |       | Main  | Second | Third | Other  |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
| Fin SqFt   | 0     | 620   | 1,213   | 1,202 | 0   |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
| Beds   | 0     | 0   | 4   | 2     | 0   |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
| Baths  | 0     | 2   | 1   | 1     | 0   |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
| Kitchens   | 0     | 1   | 0   | 0     | 0   |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
| <div>Interior Details</div> <div>Layout: Main Level Entry with Upper Level(s)Bedrms: 6Kitchens: 1Baths Tot: 4Fireplaces: 2Bth 2Pce: 1Storeys: 1Bth 3Pce: 2Fin SqFt: 3,035Bth 4Pce: 1Unfin SqFt: 745Bth 5Pce: 0Bed &amp; Brk: Ens 2Pce: 0Addnl Acc: Ens 3Pce: 0Basement: NoneEns 4+Pce: 0FP Feat: Wood BurningApp Incl: Intr Ftrs</div> |       |   |   |       |   |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
| Building Information   |       | Frnt Faces: NBldg Style: Bldg Warr: EnerGuide Rtg/Dt:   |   |       | Cool: NoneHeat: Radiant FloorRoof: MetalFndn: Poured ConcreteAccss:                   |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
| Built (est): 1912Lgl NC Use: Oth Equ: Const Mt: WoodExt Feat:  |       |   |   |       |   |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
| Lot/Strata Information   |       | Lot Size 556,697sqft / 12.78acDims (w/d): View: Mountain(s)Waterfront:  |   |       |   |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
| Prk Type: DrivewayWater: Well: DrilledLot Feat: No Through Road, Pasture, Private, Recreation Nearby, Rural SettingComplex: SqFt Balc: SqFt Prk: SqFt Pat: SqFt Strg: Gnd/Top?: Shrd Am:   |       | Waste: Septic SystemPrk Tota 5Prk Cm Prp: Prk LCP: Prk Str Lot: Str Lot Incl:Unit Incl:   |   |       | Services: Rent Alld?: Yng Ag Alld?: Pets Alld?: BBQs Alld?:                           |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |
|   |       |   |   |       |  |        |       |        |       |       |          |   |     |       |       |   |      |   |   |   |   |   |       |   |   |   |   |   |          |   |   |   |   |   |   |  |

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