



## Galiano Waterfront Paradise Awaits!



Welcome to nearly two acres of private, sun-drenched waterfront bliss, where natural beauty and tranquility meet luxury coastal living. The immaculate, custom-designed three-bedroom home is perfectly positioned to capture sweeping ocean views north toward Tsawwassen—ideal for watching the ever-changing seascape. Launch your kayak or paddle board with ease or spend hours beach combing along miles of shoreline just steps from your door. Inside, the home is a showcase of artistry and craftsmanship, featuring a decadent chef's kitchen, soaring vaulted ceilings, and floor-to-ceiling windows that flood the space with light and panoramic views. Enjoy cozy evenings by the focal stone fireplace or the charming wood stove. Unique features include a custom "dog" bath, a bunk room, power generator and high-efficiency geothermal heating and cooling. Step outside to your expansive tiered deck—perfect for entertaining—with a built-in stone fireplace and beautifully designed, low-maintenance landscaping that lets you focus on enjoying every moment. This is island living at its finest—where upscale casual comfort meets nature in perfect harmony!

\$2,395,000

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		Rooms			Listing Summary	
		RoomType	Level	Dim/Pcs	MLS@: 1010935	List Price: \$2,395,000
<b>2 37 Salamanca Rd</b> <b>GI Galiano ~ V0N 1P0</b> <b>Interior Details</b> <b>Layout:</b> Main Level Entry with Upper Level(s) <b>Bedrms:</b> 3 <b>Kitchens:</b> 1 <b>Baths Tot:</b> 4 <b>Fireplaces:</b> 2 <b>Bth 2Pce:</b> 2 <b>Storeys:</b> 2 <b>Bth 3Pce:</b> 0 <b>Fin SqFt:</b> 2,185 <b>Bth 4Pce:</b> 1 <b>Unfin SqFt:</b> 0 <b>Bth 5Pce:</b> 0 <b>Bed &amp; Brk:</b> 0 <b>Ens 2Pce:</b> 0 <b>Addnl Acc:</b> 0 <b>Ens 3Pce:</b> 0 <b>Basement:</b> None <b>Ens 4+Pce:</b> 1 <b>FP Feat:</b> Insert, Living Room, Wood Stove <b>App Incl:</b> <b>Intr Ftrs</b>		Bathroom	Main	4-Piece	<b>Status:</b> Active	<b>Orig Price:</b> \$2,395,000
		Bathroom	Main	2-Piece	<b>Sub Type:</b> SF Det	<b>Sold Price:</b>
		Bathroom	Main	2-Piece	<b>Taxes:</b> \$7,728	<b>Pend Date:</b>
		Bedroom	Main	13x11	<b>2025 Asmt:</b> \$2,024,000	<b>Strata Fee:</b>
		Bedroom	Main	8x13		<b>Title:</b> Freehold
		Bedroom - Primary	Main	14x21		
		Dining Room	Main	15x14		
		Ensuite	Main	4-Piece		
		Entrance	Main	11x6		
		Kitchen	Main	14x11		
		Living Room	Main	16x16		
		Storage	Main	8x5		
		Loft	Second	16x16		
		Carport (Unfin)	Main	22x19		
		Deck (Unfin)	Main	55x27		
		Patio (Unfin)	Main	31x15		
		Patio (Unfin)	Main	14x23		
		Porch (Unfin)	Main	20x11		
		Separate Storage (Unfin)	Main	5x19		
				Rooms Summary		
	Lower	Main	Second	Third	Other	
Fin SqFt	0	1,869	318	0	0	
Beds	0	3	0	0	0	
Baths	0	4	0	0	0	
Kitchens	0	1	0	0	0	
Building Information						
<b>Frnt Faces:</b> NE <b>Bldg Style:</b> Contemporary <b>Built (est):</b> 2005 <b>Lgi NC Use:</b> <b>Oth Equ:</b> <b>Const Mt:</b> Frame Wood, Wood <b>Ext Feat:</b> Balcony/Deck, Balcony/Patio, Low Maintenance Yard, Security System		<b>Bldg Warr:</b> <b>EnerGuide Rtg/Dt:</b>		<b>Cool:</b> Air Conditioning <b>Heat:</b> Geothermal <b>Roof:</b> Asphalt Torch On <b>Fndn:</b> Poured Concrete <b>Accss:</b> Ground Level Main Floor, Primary E		
Lot/Strata Information						
<b>Lot Size</b> 84,071sqft / 1.93ac <b>Prk Type:</b> Carport <b>Water:</b> Well: Drilled <b>Waste:</b> Septic System <b>Lot Feat:</b> Acreage, Quiet Area, Rural Setting, Walk on Waterfront <b>Complex:</b> <b>SqFt Balc:</b> <b>StrLots/Cplx</b> <b>SqFt Prk:</b> <b>Bldgs/Cplx:</b> <b>SqFt Pat:</b> <b>Suites/Bldg:</b> <b>SqFt Strg:</b> <b>Floors/Bldg:</b> <b>Gnd/Top?:</b> <b>Lvls/Suite:</b> <b>Shrd Am:</b>		<b>Prk Tota</b> 2 <b>Prk Cm Prp:</b> <b>Prk LCP:</b> <b>Prk Str Lot:</b> <b>Str Lot Incl:</b>		<b>Waterfront:</b> Ocean <b>Unit Incl:</b>		
						