

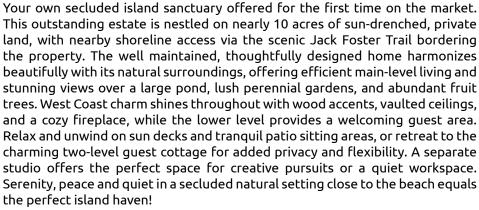






Exceptional Island Estate!







LUXURY
PORTFOLIO
INTERNATIONAL®

\$1,790,000

Sandra Smith
Personal Real Estate Corporation

250.537.1201

E saltspringhomefinder@gmail.com W www.saltspringhomefinder.com



2905 Southey Point Rd GI Salt Spring ~ V8K 1A2

Interior Details

Main Level Entry with Lower Level(s Layout:

Bedrms: Kitchens: Baths Tot: 5 Fireplaces: 2 Bth 2Pce: 0 Storeys:

2,780 Bth 3Pce: 2 Fin SqFt: Unfin SqFt: 74 Bth 4Pce: 2 Bth 5Pce: 0 Bed & Brk:

Ens 2Pce: Addnl Acc:

7' 5" / Finished, Walk-Out Access, With Windows Ens 3Pce: 0 Basement: Family Room, Living Room, Wood Burning, Wood Stove Ens 4+Pce 1 FP Feat:

App Incl: Intr Ftrs

r			
9	RoomType	Level	Dim/Pcs
	Bathroom	Lower	4-Piece
	Bedroom	Lower	12x10
	Dining-Additional	Lower	7x11
	Family Room	Lower	11x22
	Kitchen-Additional	Lower	8x8
	Living-Additional	Lower	9x11
	Bathroom	Main	3-Piece
	Bedroom	Main	11x9
	Bedroom - Primary	Main	14x12
	Dining Room	Main	12x12
	Eating Area	Main	11x9
	Ensuite	Main	4-Piece
	Entrance	Main	6x9
3	Kitchen	Main	12x10
ı	Laundry	Main	9x6
ı	Living Room	Main	17x19
4	Sunroom	Main	7x12
ı	Walk-in Closet	Main	7x7
1	Storage (Unfin)	Lower	8x5
1			

Rooms

Rooms Summary							
	Lower	Main	Second	Third	Other		
Fin SqFt	1,120	1,734	0	0	0		
Beds	1	2	3	0	0		
Baths	2	3	0	0	0		
Kitchens	1	2	0	0	0		

Cool: None

Heat: Baseboard, Electric, Wood

Waterfront:

Listing Summary

List Price: \$1,790,000

Orig Price: \$1,790,000

Title: Freehold

Sold Price: Pend Date:

Strata Fee:

MLS®: 1009412

Status: Active

Taxes: \$7,181

2025 Asmt: \$1,755,000

Sub Type: SF Det

Roof: Asphalt Shingle Fndn: Poured Concrete

Accss: Ground Level Main Floor, Primary E

Building Information Built (est): 1988 Lgl NC Use:

Frnt Faces: W Bldg Style: Bldg Warr:

Oth Equ: EnerGuide Rtg/Dt: Const Mt: Frame Wood, Wood

Ext Feat:

Water:

Lot Size 429,502sqft / 9.86ac

Prk Tota

Prk LCP:

Prk Cm Prp:

Prk Str Lot:

Str Lot Incl:

Prk Type: Detached, Driveway, Garage, Garage Triple Regional/Improvement [Waste: Septic System

Lot Feat: Acreage, Easy Access

Lot/Strata Information

Complex: SqFt Balc: StrLots/Cplx SqFt Prk: Bldgs/Cplx: SqFt Pat: Suites/Bldg:

SqFt Strg: Floors/Bldg: Gnd/Top?: LvIs/Suite:

View: Services:

Rent Alld?:

Dims (w/d):

Yng Ag Alld? Pets Alld?: BBQs Alld?:

Unit Incl:







