Exceptional Island Estate!

Your own secluded island sanctuary offered for the first time on the market. This outstanding estate is nestled on nearly 10 acres of sun-drenched, private land, with nearby shoreline access via the scenic Jack Foster Trail bordering the property. The well maintained, thoughtfully designed home harmonizes beautifully with its natural surroundings, offering efficient main-level living and stunning views over a large pond, lush perennial gardens, and abundant fruit trees. West Coast charm shines throughout with wood accents, vaulted ceilings, and a cozy fireplace, while the lower level provides a welcoming guest area. Relax and unwind on sun decks and tranquil patio sitting areas, or retreat to the charming two-level guest cottage for added privacy and flexibility. A separate studio offers the perfect space for creative pursuits or a quiet workspace. Serenity, peace and quiet in a secluded natural setting close to the beach equals the perfect island haven!

$1,790,000

Sandra Smith 250.537.1201
Personal Real Estate Corporation

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2905 Southey Point Rd
GI Salt Spring ~ V8K 1A2

Rooms

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
Kitchen	Main	12x10
Laundry	Main	9x6
Living Room	Main	17x19
Sunroom	Main	7x12
Walk-in Closet	Main	7x7
Storage (Unfin)	Lower	8x5

Listing Summary

MLS®:	1009412	**List Price:**	$1,790,000
Status:	Active	**Orig Price:**	$1,790,000
Sub Type:	SF Det	**Sold Price:**	
		Pend Date:	
Taxes:	$7,181	**Strata Fee:**	
2025 Asmt:	$1,755,000	**Title:**	Freehold

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

Interior Details

Layout:	Main Level Entry with Lower Level(s		
Bedrms:	6	**Kitchens:**	3
Baths Tot:	5	**Fireplaces:**	2
Bth 2Pce:	0	**Storeys:**	
Bth 3Pce:	2	**Fin SqFt:**	2,780
Bth 4Pce:	2	**Unfin SqFt:**	74
Bth 5Pce:	0	**Bed & Brk:**	
Ens 2Pce:	0	**Addnl Acc:**	
Ens 3Pce:	0	**Basement:**	7' 5" / Finished, Walk-Out Access, With Windows
Ens 4+Pce:	1	**FP Feat:**	Family Room, Living Room, Wood Burning, Wood Stove
App Incl:			
Intr Ftrs			

Building Information

Frnt Faces: W **Bldg Style:** **Bldg Warr:** **EnerGuide Rtg/Dt:**

Built (est):	1988	**Lgl NC Use:**	
Oth Equ:		**Cool:**	None
Const Mt:	Frame Wood, Wood	**Heat:**	Baseboard, Electric, Wood
Ext Feat:		**Roof:**	Asphalt Shingle
		Fndn:	Poured Concrete
		Accss:	Ground Level Main Floor, Primary E

Lot/Strata Information

Lot Size 429,502sqft / 9.86ac **Dims (w/d):** **Waterfront:**

Prk Type:	Detached, Driveway, Garage, Garage Triple	**View:**	
Water:	Regional/Improvement	**Waste:** Septic System	**Services:**
Lot Feat:	Acreage, Easy Access		
Complex:		**Prk Tota** 6	**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:**		
Shrd Am:			**Unit Incl:**

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