



## Scott Point Oceanfront Gem!

Architect-designed, custom-built oceanfront home bathed in sunlight and nestled at the coveted end of prestigious Scott Point. Perfectly positioned with south-west exposure, this exquisite residence offers breathtaking 180° ocean views from all principal rooms. Thoughtfully sited for ultimate privacy and connection to nature, this 1,650 sq ft one-level home features two spacious bedrooms, a den, and an airy vaulted-ceiling living room, with banks of sunlit windows. Warm up by the cozy wood stove, and enjoy the peace of mind from seismic engineering and passive solar design. Low-maintenance, fenced woodland garden nestled among Garry Oaks, Firs, and Arbutus, enhanced with native plantings and drought-tolerant exotics. Take in the tranquil marine life, relax on shoreline benches, or launch a kayak or paddleboard from your private oceanfront. Enjoy the seamless blend of custom stonework and landscape design that integrates effortlessly with the surroundings. Community water access and a substantial rainwater collection system keeps your garden vibrant year-round. Minutes from town and the Long Harbour ferry. This is a great opportunity to experience the best of Salt Spring living; private, picturesque, and undeniably peaceful!



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\$2,250,000

**Sandra Smith** 250.537.1201  
Personal Real Estate Corporation

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		Rooms			Listing Summary																															
		RoomType	Level	Dim/Pcs	MLS@: 1009470	List Price: \$2,250,000																														
		Bathroom	Main	4-Piece	Status: Active	Orig Price: \$2,250,000																														
		Bedroom	Main	15x15	Sub Type: SF Det	Sold Price:																														
		Bedroom - Primary	Main	16x15	Taxes: \$8,655	Pend Date:																														
		Dining Room	Main	16x7	2025 Asmt: \$2,121,000	Strata Fee:																														
		Ensuite	Main	3-Piece	Title: Freehold																															
		Entrance	Main	7x5																																
		Kitchen	Main	12x11																																
		Laundry	Main	11x5																																
		Living Room	Main	24x16																																
		Office	Main	7x8																																
		Walk-in Closet	Main	7x4																																
<b>456 Scott Point Dr</b> <b>GI Salt Spring ~ V8K 2R2</b>																																				
Interior Details																																				
Layout: Rancher Bedrms: 2    Kitchens: 1 Baths Tot: 2    Fireplaces: 1 Bth 2Pce: 0    Storeys: 1 Bth 3Pce: 0    Fin SqFt: 1,650 Bth 4Pce: 1    Unfin SqFt: 1650 Bth 5Pce: 0    Bed & Brk: Ens 2Pce: 0    Addnl Acc: Ens 3Pce: 1    Basement: Crawl Space Ens 4Pce: 0    FP Feat: Living Room, Wood Stove App Incl: Intr Ftrs		Rooms Summary <table border="1"> <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>1,650</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Beds</td> <td>0</td> <td>2</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Baths</td> <td>0</td> <td>2</td> <td>0</td> <td>0</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	1,650	0	0	0	Beds	0	2	0	0	0	Baths	0	2	0	0	0	Kitchens	0	1	0	0	0		
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Building Information		Frnt Faces: S    Bldg Style: West Coast Bldg Warr: EnerGuide Rtg/Dt:			Cool: Air Conditioning Heat: Heat Pump, Wood Roof: Metal Fndn: Poured Concrete Accss:																															
Built (est): 1999    Lgl NC Use: Oth Equ: Const Mt: Frame Wood Ext Feat:																																				
Lot/Strata Information		Lot Size 26,136sqft / 0.60ac Waste: Septic System Prk Tota 2 Prk Cm Prp: Prk LCP: Prk Str Lot: Str Lot Incl:			Dims (w/d): Ocean View: Ocean Services: Rent Alld?: Yng Ag Alld?: Pets Alld?: BBQs Alld?: Unit Incl:																															
Prk Type: Driveway Water: Cooperative Lot Feat: Complex: SqFt Balc: SqFt Prk: SqFt Pat: SqFt Strg: Gnd/Top?: Shrd Am:		StrLots/Cplx: Bldgs/Cplx: Suites/Bldg: Floors/Bldg: Lvls/Suite:			Waterfront: Ocean																															
																																				

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