



## Channel Ridge Charmer!



Tucked away on a private, south-facing 1.32-acre lot, this cute Channel Ridge cottage style home enjoys natural light all day and direct access to the neighbourhood walking trail network. Lightly lived in as a weekend retreat, the bright nearly 1,400 sq ft one-level home features three bedrooms, a thoughtful floor plan, charming shiplap wood ceilings, skylights, and a 2017 roof. A spacious walk-in crawl space offers bonus storage, while the ample level land provides options for a detached garage, workshop, or art studio. Bring your design ideas and see this beauty shine with a modern refresh. A fabulous location, loads of potential, and your decorating flair make this a winning combination!

\$899,000

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229 Cormorant Cres

GI Salt Spring ~ V8K 1G8

Interior Details

Layout: Rancher

Bedrms: 2

Kitchens: 1

Baths Tot: 2

Fireplaces: 1

Bth 2Pce: 0

Storeys: 1

Bth 3Pce: 0

Fin SqFt: 1,379

Bth 4Pce: 2

Unfin SqFt: 0

Bth 5Pce: 0

Bed & Brk: 0

Ens 2Pce: 0

Addnl Acc: 0

Ens 3Pce: 0

Basement: Crawl Space

Ens 4+Pce: 0

FP Feat: Living Room, Wood Stove

App Incl:

Intr Ftrs

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bathroom	Main	4-Piece
Bedroom	Main	11x19
Bedroom - Primary	Main	14x12'
Dining Room	Main	11x6
Kitchen	Main	9x9
Laundry	Main	10'x6'
Living Room	Main	16'x18'
Office	Main	8x10

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,379	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

Listing Summary

MLS@: 1012027

Status: Active

Sub Tpe: SF Det

Taxes: \$3,621

2025 Asmt: \$913,000

List Price: \$899,000

Orig Price: \$899,000

Sold Price:

Pend Date:

Strata Fee:

Title: Freehold



Building Information

Frnt Faces: S

Bldg Style:

Bldg Warr:

EnerGuide Rtg/Dt:

Cool: None

Heat: Baseboard, Electric

Roof: Asphalt Shingle

Fndn: Poured Concrete

Accss: Ground Level Main Floor, Primary E

Lot/Strata Information

Lot Size 57,499sqft / 1.32ac

Dims (w/d):

View:

Services:

Waterfront:

Water: Regional/Improvement I

Waste: Septic System

Lot Feat: Acreage, No Through Road, Park Setting, Private, Serviced, Sloping, Southern Exposure, In Wooded Area

Complex:

Prk Type: Carport Double, Driveway

SqFt Balc:

SqFt Prk:

SqFt Pat:

SqFt Strg:

Gnd/Top?:

Shrd Am:

Prk Tota 4

Prk Cm Prp: 0

Prk LCP:

Prk Str Lot:

Str Lot Incl:

Rent Alld?:

Yng Ag Alld?:

Pets Alld?:

BBQs Alld?:

Unit Incl:



