



Spectacular View Spectacular Home!

This immaculate West Coast residence offers tranquility, and sweeping ocean views over Sansum Narrows to Vancouver Island, in the sought-after Channel Ridge neighbourhood. Bathed in warm western light, the quality-built home showcases a contemporary main-floor living design, with bright, spacious main rooms opening onto a sun-drenched deck. A dramatic entry with soaring timber-beamed ceilings and gleaming fir floors leads into the view-filled living room, with cozy focal fireplace. Dreamy primary suite on the main level features a spa-style ensuite, walk-in closet, and access to the deck. Upstairs, additional bedrooms/den provide space for family and guests. A chef's dream kitchen awaits with custom wood cabinetry, granite countertops, and a pantry area. Efficient heat pump for both warmth and cooling. The flexible garage currently accommodates a workshop, home gym, and ample storage. Outdoors, the low-maintenance half-acre blends cultivated perennial gardens with natural West Coast landscaping. Beyond your doorstep, enjoy access to miles of scenic hiking trails and breathtaking sunsets. Every detail in this exquisite home has been carefully considered, perfect for those seeking peace, beauty, and inspiration in an upscale setting!



\$1,499,000

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Personal Real Estate Corporation

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		Rooms			Listing Summary		
		RoomType	Level	Dim/Pcs	MLS@: 1013532	List Price: \$1,499,000	
<p>235 Canvasback Pl GI Salt Spring ~ V8K 2W5</p> <p>Interior Details</p> <p>Layout: Main Level Entry with Upper Level(s)</p> <p>Bedrms: 4 Kitchens: 1</p> <p>Baths Tot: 3 Fireplaces: 2</p> <p>Bth 2Pce: 1 Storeys: 2</p> <p>Bth 3Pce: 0 Fin SqFt: 2,697</p> <p>Bth 4Pce: 1 Unfin SqFt: 0</p> <p>Bth 5Pce: 0 Bed & Brk: 0</p> <p>Ens 2Pce: 0 Addnl Acc: 0</p> <p>Ens 3Pce: 0 Basement: Crawl Space</p> <p>Ens 4+Pce: 1 FP Feat: Family Room, Living Room</p> <p>App Incl: Intr Ftrs</p>		Bathroom	Main	2-Piece	Status: Active	Orig Price: \$1,499,000	
		Bedroom - Primary	Main	11x14	Sub Type: SF Det	Sold Price:	
		Dining Room	Main	12x9	Taxes: \$4,799	Pend Date:	
		Ensuite	Main	4-Piece	2025 Asmt: \$1,207,000	Strata Fee:	
		Entrance	Main	6x7	Title: Freehold		
		Family Room	Main	14x17			
		Kitchen	Main	11x15			
		Laundry	Main	11x7			
		Living Room	Main	14x13			
		Pantry (Finished)	Main	9x3			
		Walk-in Closet	Main	8x7			
		Bedroom	Second	12x12			
		Bedroom	Second	12x12			
		Bedroom	Second	12x12			
		Office	Second	9x8			
		Storage	Second	4x10			
		Deck (Unfin)	Main	28x12			
		Deck (Unfin)	Main	17x11			
Garage (Unfin)	Main	21x21					
			Rooms Summary				
	Lower	Main	Second	Third			Other
Fin SqFt	0	1,887	820	0			0
Beds	0	1	3	0			0
Baths	0	2	1	0	0		
Kitchens	0	1	0	0	0		
Building Information		Frnt Faces: W	Bldg Style:	Cool: Air Conditioning			
Built (est): 1997	Lgl NC Use:	Bldg Warr: No	EnerGuide Rtg/Dt:	Heat: Electric, Heat Pump			
Oth Equ:				Roof: Metal			
Const Mt: Frame Wood, Wood				Fndn: Poured Concrete			
Ext Feat:				Accss:			
Lot/Strata Information		Lot Size 21,780sqft / 0.50ac	Dims (w/d):	Waterfront:			
Prk Type: Attached, Driveway, Garage Double		View: Ocean					
Water: Regional/Improvement I	Waste: Sewer Connected	Services:					
Lot Feat: Park Setting, Quiet Area							
Complex:	Prk Tota 4	Rent Alld?:					
SqFt Balc:	Prk Cm Prp: 0	Yng Ag Alld?:					
SqFt Prk:	Prk LCP:	Pets Alld?:					
SqFt Pat:	Prk Str Lot:	BBQs Alld?:					
SqFt Strg:	Str Lot Incl:						
Gnd/Top?:							
Shrd Am:		Unit Incl:					
							

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