



Luxe Living with Inspiring Views!

Nestled in a quiet location awaits this nearly new, impeccably built contemporary main floor living residence with striking west-facing ocean views. Through clever design and attention to detail, this home is full of both coastal character and warmth. Bright, cheery, open concept plan with the perfect mix of high-end quality finish, and chic white interior spaces accented with dramatic contrasting highlights. Natural light floods the home through large framed windows, French doors and a shiplap vaulted ceiling in the main living area. Two bedrooms and two decadent bathrooms up, a beautifully finished showcase kitchen, and spacious and comfortable family room. Full lower level with additional bedroom, bathroom, family/flex room, and loads of additional storage space. An extensive sunny deck and low maintenance landscape rounds out this absolutely perfect west coast lifestyle home!

\$1,695,000

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347 Collins Rd
GI Salt Spring ~ V8K 2N1

Interior Details

Layout: Main Level Entry with Lower Level(s)

Bedrms: 3 **Kitchens:** 1

Baths Tot: 3 **Fireplaces:** 1

Bth 2Pce: 0 **Storeys:**

Bth 3Pce: 2 **Fin SqFt:** 3,463

Bth 4Pce: 0 **Unfin SqFt:** 308

Bth 5Pce: 0 **Bed & Brk:**

Ens 2Pce: 0 **Addnl Acc:**

Ens 3Pce: 0 **Basement:** 8' / Finished, Full, Walk-Out Access, With Windows

Ens 4+Pce: 1 **FP Feat:** Living Room, Propane

App Incl:

Intr Ftrs Dining/Living Combo, Vaulted Ceiling(s)

RoomType	Level	Dim/Pcs
Bathroom	Lower	3-Piece
Bonus Room	Lower	11x15
Entrance	Lower	10x6
Family Room	Lower	16x16
Bathroom	Main	3-Piece
Bedroom	Main	12x12
Bedroom - Primary	Main	12x16
Dining Room	Main	12x13
Ensuite	Main	5-Piece
Entrance	Main	18x11
Family Room	Main	20x14
Kitchen	Main	20x13
Laundry	Main	5x10
Living Room	Main	16x21
Pantry (Finished)	Main	9x6
Walk-in Closet	Main	9x6
Patio (Unfin)	Lower	51x20
Storage (Unfin)	Lower	47x12
Deck (Unfin)	Main	51x21

Listing Summary

MLS@: 1016160 **List Price:** \$1,695,000

Status: Active **Orig Price:** \$1,695,000

Sub Type: SF Det **Sold Price:**

Taxes: \$4,938 **Pend Date:**

2025 Asmt: \$1,125,000 **Strata Fee:**

Title: Freehold




Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	1,179	2,284	0	0	0
Beds	1	2	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2021 **Lgl NC Use:**

Oth Equ:

Const Mt: Frame Wood

Ext Feat: Balcony/Patio, Low Maintenance Yard

Frnt Faces: W **Bldg Style:** Arts & Crafts

Bldg Warr: Yes

EnerGuide Rtg/Dt:

Cool: Air Conditioning

Heat: Electric, Heat Pump, Propane

Roof: Metal

Fndn: Poured Concrete

Accss: Ground Level Main Floor, Primary E

Lot/Strata Information

Lot Size 22,651sqft / 0.52ac

Prk Type: Driveway, Open

Water: Municipal

Lot Feat: Hillside, Quiet Area

Complex:

SqFt Balc:

SqFt Prk:

SqFt Pat:

SqFt Strg:

Gnd/Top?:

Shrd Am:

Waste: Septic System

Prk Tota 3

Prk Cm Prp:

Prk LCP:

Prk Str Lot:

Str Lot Incl:

Dims (w/d):

View: Mountain(s), Ocean

Services:

Rent Alld?:

Yng Ag Alld?:

Pets Alld?:

BBQs Alld?:

Unit Incl:





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