







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!





\$838,000

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GI Salt Spring ~ V8K 1G8

Interior Details

Rancher Layout: Bedrms: 2 Kitchens: Baths Tot: 2 Fireplaces: Bth 2Pce: 0 Storeys:

1,379 0 Bth 3Pce: Fin SqFt: Unfin SqFt: 1370 Bth 4Pce: Bth 5Pce: Bed & Brk:

Ens 2Pce: Addnl Acc:

Building Information

Built (est): 1993 Lgl NC Use:

Const Mt: Frame Wood, Wood

Ens 3Pce: 0 Basement: Crawl Space

Living Room, Wood Stove Ens 4+Pce 0 FP Feat:

App Incl: Intr Ftrs

Oth Equ:

Ext Feat:

Rooms Dim/Pcs Level RoomType Bathroom 4-Piece Main Bathroom Main 4-Piece Bedroom 11x10 Main Bedroom - Primary 14x12 Main Dining Room 12x7 Main Entrance Main 5x7 Kitchen Main 9x9 Laundry Main 6x10 Living Room Main 17x18 Office 8x10 Main Walk-in Closet Main 6x5 Carport (Unfin) Main 18x19 Deck (Unfin) Main 48x24

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

Cool: None

Heat: Baseboard, Electric Roof: Asphalt Shingle Fndn: Poured Concrete

Accss: Ground Level Main Floor, Primary E

Listing Summary

List Price: \$838,000

Orig Price: \$899,000

Title: Freehold

Sold Price:

Pend Date:

Strata Fee:

MLS®: 1012027

Status: Active

Taxes: \$3,621

2025 Asmt: \$913,000

Sub Type: SF Det

Lot/Strata Information Lot Size 57,499sqft / 1.32ac Dims (w/d): Waterfront:

Bldg Style:

Bldg Warr:

EnerGuide Rtg/Dt:

Prk Type: Carport Double, Driveway Water:

View: Regional/Improvement [Waste: Septic System Services:

Frnt Faces: S

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

Complex: Prk Tota 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?: LvIs/Suite:

Shrd Am: **Unit Incl:**







