



## No Compromise Brinkworthy Living!



Welcome to one of the larger homes in sought-after Brinkworthy Estates (55 ), offering 1,502 sq ft of bright, cheery living on a private corner lot. This spacious 3-bedroom, 2-bathroom home offers an inviting layout with an updated white kitchen with ample cupboard space and newer stainless steel appliances, generous living room featuring a cozy wood stove, sun room with hot tub, mud room, and tasteful upgrades throughout. A covered carport, greenhouse and workshop add to the great features here.

Enjoy outdoor relaxation on the covered porch and patio area, surrounded by easy-care perennial landscaping and a rock and water installation. This friendly 55 community offers great amenities including a clubhouse, fenced dog park, and community garden. Stroll the scenic trail into town and hop on the bus for the ride back. Comfort, convenience, and community, all in one ideal package!

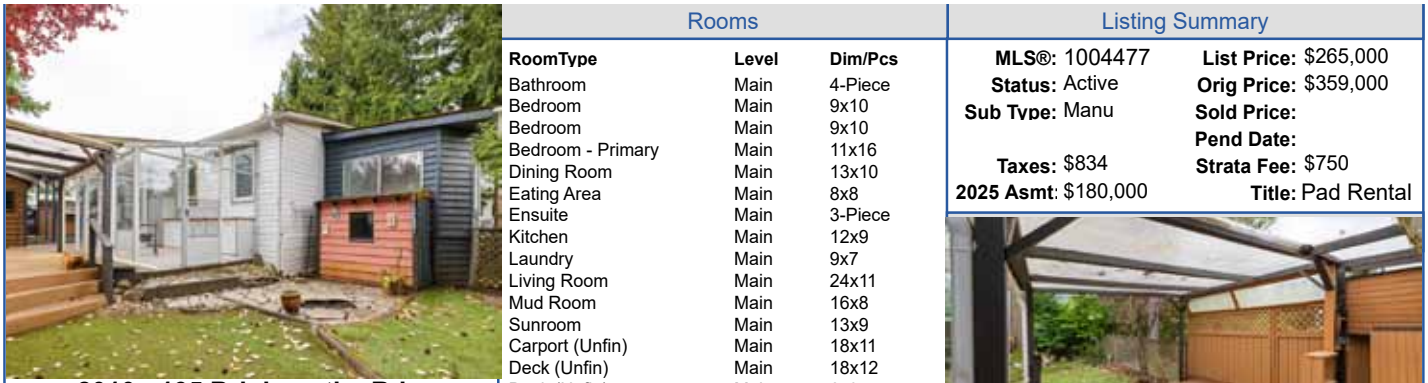
*Leading* REAL ESTATE  
COMPANIES  
OF THE WORLD

\$265,000

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL

**Sandra Smith** 250.537.1201  
Personal Real Estate Corporation

E [saltspringhomefinder@gmail.com](mailto:saltspringhomefinder@gmail.com) W [www.saltspringhomefinder.com](http://www.saltspringhomefinder.com)



**2010 - 135 Brinkworthy Rd  
GI Salt Spring ~ V8K 1S2**

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	9x10
Bedroom	Main	9x10
Bedroom - Primary	Main	11x16
Dining Room	Main	13x10
Eating Area	Main	8x8
Ensuite	Main	3-Piece
Kitchen	Main	12x9
Laundry	Main	9x7
Living Room	Main	24x11
Mud Room	Main	16x8
Sunroom	Main	13x9
Carport (Unfin)	Main	18x11
Deck (Unfin)	Main	18x12
Deck (Unfin)	Main	6x9
Greenhouse (Unfin)	Main	12x11
Workshop (Unfin)	Main	16x9

Listing Summary	
<b>MLS@:</b> 1004477	<b>List Price:</b> \$265,000
<b>Status:</b> Active	<b>Orig Price:</b> \$359,000
<b>Sub Type:</b> Manu	<b>Sold Price:</b>
<b>Taxes:</b> \$834	<b>Pend Date:</b>
<b>2025 Asmt:</b> \$180,000	<b>Strata Fee:</b> \$750
	<b>Title:</b> Pad Rental



**Interior Details**

**Layout:** Rancher  
**Bedrms:** 3    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 1  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:** 1,502  
**Bth 4Pce:** 1    **Unfin SqFt:** 140  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 1    **Basement:** None  
**Ens 4+Pce:** 0    **FP Feat:** Living Room, Wood Stove  
**App Incl:**  
**Intr Ftrs**

Rooms Summary					
	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	1,502	0	0	0
<b>Beds</b>	0	3	0	0	0
<b>Baths</b>	0	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0



**Building Information**

**Built (est):** 1975    **Lgl NC Use:**    **Frnt Faces:** N    **Bldg Style:**    **Cool:** None  
**Oth Equ:**    **Bldg Warr:** No    **Bldg Warr:** No    **Heat:** Electric, Forced Air  
**Const Mt:** Frame Wood, Wood    **EnerGuide Rtg/Dt:**    **Roof:** Asphalt Shingle  
**Ext Feat:** Awning(s), Balcony/Patio    **Fndn:** Pillar/Post/Pier  
**Accs:** Ground Level Main Floor

**Lot/Strata Information**

**Lot Size:** 0sqft / 0.00ac    **Dims (w/d):**    **Waterfront:**  
**Prk Type:** Attached, Carport    **View:**  
**Water:** Municipal    **Waste:** Sewer To Lot    **Services:**  
**Lot Feat:** Adult-Oriented Neighbourhood, Central Location, Corner, Easy Access, Level, Private, Serviced, Shopping Nearby, Square Lot  
**Complex:** Brinkworthy Place MHP    **Prk Tota:** 1    **Rent Alld?:** No Rentals  
**SqFt Balc:**    **StrLots/Cplx:**    **Prk Cm Prp:** 0    **Yng Ag Alld?:** 55  
**SqFt Prk:**    **Bldgs/Cplx:**    **Prk LCP:**    **Pets Alld?:** Cats, Dogs, Number Limit: 1 cat or 1 dog allowed see  
**SqFt Pat:**    **Suites/Bldg:**    **Prk Str Lot:**    **BBqs Alld?:** Yes  
**SqFt Strg:**    **Floors/Bldg:**    **Str Lot Incl:**  
**Gnd/Top?:**    **Lvls/Suite:** 1  
**Shrd Am:**    **Unit Incl:**



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Macdonald Realty Ltd.  
 101-170 Fulford Ganges Road  
 Salt Spring Island, BC V8K 2T8