



Scott Point Oceanfront Gem!

Architect-designed, custom-built oceanfront home bathed in sunlight and nestled at the coveted end of prestigious Scott Point. Perfectly positioned with south-west exposure, this exquisite residence offers breathtaking 180° ocean views from all principal rooms. Thoughtfully sited for ultimate privacy and connection to nature, this 1,650 sq ft one-level home features two spacious bedrooms, a den, and an airy vaulted-ceiling living room, with banks of sunlit windows. Warm up by the cozy wood stove, and enjoy the peace of mind from seismic engineering and passive solar design. Low-maintenance, fenced woodland garden nestled among Garry Oaks, Firs, and Arbutus, enhanced with native plantings and drought-tolerant exotics. Take in the tranquil marine life, relax on shoreline benches, or launch a kayak or paddleboard from your private oceanfront. Enjoy the seamless blend of custom stonework and landscape design that integrates effortlessly with the surroundings. Community water access and a substantial rainwater collection system keeps your garden vibrant year-round. Minutes from town and the Long Harbour ferry. This is a great opportunity to experience the best of Salt Spring living; private, picturesque, and undeniably peaceful!

\$2,195,000

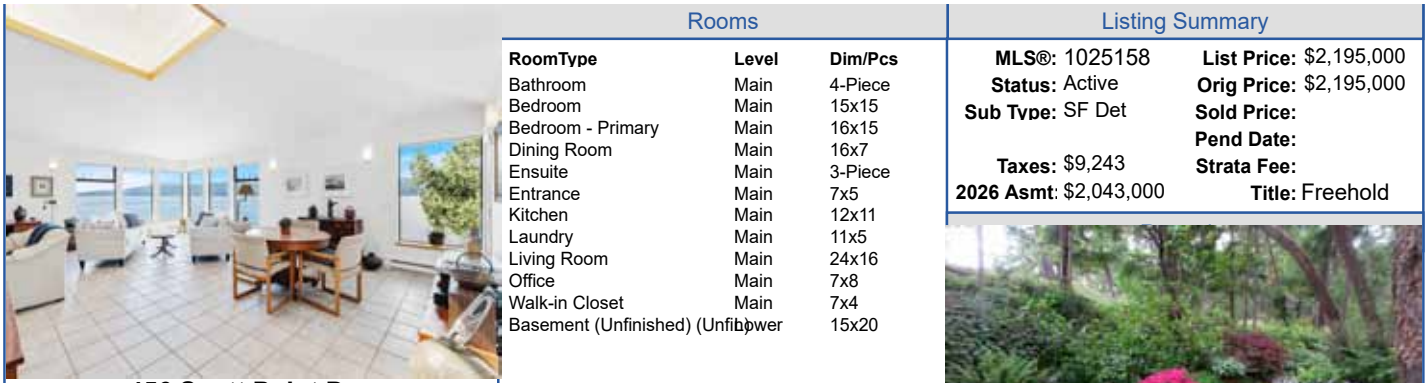
Sandra Smith 250.537.1201

Personal Real Estate Corporation

E saltspringhomefinder@gmail.com W www.saltspringhomefinder.com

Leading REAL ESTATE
COMPANIES
OF THE WORLD

LP LUXURY
PORTFOLIO
INTERNATIONAL®



Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	15x15
Bedroom - Primary	Main	16x15
Dining Room	Main	16x7
Ensuite	Main	3-Piece
Entrance	Main	7x5
Kitchen	Main	12x11
Laundry	Main	11x5
Living Room	Main	24x16
Office	Main	7x8
Walk-in Closet	Main	7x4
Basement (Unfinished) (Unfib	ower	15x20

Listing Summary

MLS@: 1025158 **List Price:** \$2,195,000
Status: Active **Orig Price:** \$2,195,000
Sub Tpe: SF Det **Sold Price:**
Taxes: \$9,243 **Pend Date:**
2026 Asmt: \$2,043,000 **Strata Fee:**
Title: Freehold

456 Scott Point Dr
GI Salt Spring ~ V8K 2R2

Interior Details

Layout: Rancher
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 1,650
Bth 4Pce: 1 **Unfin SqFt:** 1650
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:** Crawl Space, Partial, Unfinished
Ens 4+Pce: 0 **FP Feat:** Living Room, Wood Stove
App Incl: Dishwasher, F/S/W/D, Microwave
Intr Ftrs

Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,650	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0



Building Information

Built (est): 1999 **Lgl NC Use:** **Frnt Faces:** S **Bldg Style:** West Coast **Cool:** None
Oth Equ: Central Vacuum **Bldg Warr:** **Heat:** Baseboard, Wood, Other
Const Mt: Frame Wood **EnerGuide Rtg/Dt:** **Roof:** Metal
Ext Feat: Garden **Fndn:** Poured Concrete
Accss: Accessible Entrance, Ground Level

Lot/Strata Information

Lot Size: 26,136sqft / 0.60ac **Dims (w/d):** **Waterfront:** Ocean
Prk Type: Driveway, EV Charger: Dedicated - Installed **View:** Ocean
Water: Regional/Improvement [**Waste:** Septic System **Services:**
Lot Feat:
Complex: **Prk Tota:** 2 **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?: **Lvls/Suite:**
Shrd Am: **Unit Incl:**



Sandra Smith
 Personal Real Estate Corporation

250.537.1201 | saltspringhomefinder@gmail.com
www.saltspringhomefinder.com

Macdonald Realty Ltd.

101-170 Fulford Ganges Road
 Salt Spring Island, BC V8K 2T8

456 Scott Point - Additional Information

- Ocean views from all rooms, 180 degree ocean view from living room with high ceiling and dramatic pyramid skylight
- Watch whales, dolphins, porpoises and seal lions pass by, and many birds including eagles and owls
- Metal roof, steel doors and stucco exterior with Japanese inspired cedar accents
- Seismically engineered with geotechnical survey, concrete foundation on rock, seismic shear walls, hurricane clips securing roof, no press board, kitchen and bathrooms with cement board
- Charging station for electric vehicle
- Electric baseboard heat, wood stove plus passive solar heats room and tile floor in winter and four foot soffits for summer cooling
- Very private on cul-de-sac. Topographic privacy via landscape of moss and tree covered knolls. Nearest homes are 289, 188 and 144 feet of distance
- Parking for 3 cars plus street parking
- Community water connection, plus garden rainwater collection system including 3 collection tanks and a pressure tank
- Parking for 3 cars plus street parking
- Entry, vaulted living room, dining, kitchen, den, 2 bedrooms with dramatic ceilings, 2 bathrooms including ensuite, utility/storage. Den could be 3rd bedroom. Deck off living room.
- Easy maintenance with central vacuum system, 3 outlets and 30 ft. hose
- Stereo speaker outlets in kitchen walls
- Spacious 43 in. wide hallways, level stairless entry to front door
- Appliances: Refrigerator, electric stove, dishwasher, microwave, washer, dryer, hot water heater
- Fenced woodland garden with forest trails among Garry Oak, Fir and Arbutus trees, accented with native plants and drought tolerant exotics
- Ocean access for launching, canoes, kayaks, paddleboards. Excellent scuba diving.
- Professional large stonework patio and outdoor stonework landscape features
- Three viewing benches along waterfront
- One mile from Long Harbour Ferry, 4.5 miles from Ganges



Sandra Smith
Personal Real Estate Corporation

250.537.1201 saltspringhomefinder@gmail.com
www.saltspringhomefinder.com



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