



## Treehouse Vibes! Home and Studio



This sun soaked charming two acre retreat is quietly and privately positioned at the top of Trincomali Heights on a peaceful no-through road. The sweet, well maintained, one level, cottage style home features an open layout, including skylights and walls of windows welcoming abundant natural light and picturesque forest and garden views. The self-contained A-frame studio is a true bonus and is ideal as an additional bedroom, a dedicated home office, or the perfect haven for artistic and creative work. Mentionable highlights include a durable metal roof, a newer wraparound sundeck, a heat pump for year-round comfort, and even a well-situated RV that remains with the property. Outdoors, the property includes extensive fenced garden areas, forested walking trails, and multiple outbuildings, including garden and wood sheds. Just moments from hiking trails and St Mary's lake and a quick 10 minute drive to town. All the charm, natural beauty and inspiration for the creative soul!

\$865,000

*Leading* REAL ESTATE  
COMPANIES  
OF THE WORLD

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL

**Sandra Smith** 250.537.1201  
Personal Real Estate Corporation

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

Rooms			Listing Summary	
<b>RoomType</b>	<b>Level</b>	<b>Dim/Pcs</b>	<b>MLS@:</b> 1026818	<b>List Price:</b> \$865,000
Bathroom	Main	4-Piece	<b>Status:</b> Active	<b>Orig Price:</b> \$865,000
Bathroom	Main	3-Piece	<b>Sub Tpe:</b> SF Det	<b>Sold Price:</b>
Bedroom	Main	9x21	<b>Taxes:</b> \$3,609	<b>Pend Date:</b>
Bedroom - Primary	Main	9'x9'	<b>2026 Asmt:</b> \$761,000	<b>Strata Fee:</b>
Dining Room	Main	8x8		<b>Title:</b> Freehold
Kitchen	Main	14x7		
Laundry	Main	7x10		
Living Room	Main	19x14		
Sunroom	Main	15x11		
Deck (Unfin)	Main	22x11		
Deck (Unfin)	Main	4x11		
Deck (Unfin)	Main	8x22		
Deck (Unfin)	Main	40x15		
Porch (Unfin)	Main	3x9		

**274 Trincomali Hts**  
**GI Salt Spring ~ V8K 1M9**

**Interior Details**

**Layout:** Rancher  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 1  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 1    **Fin SqFt:** 1,084  
**Bth 4Pce:** 1    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** Crawl Space  
**Ens 4+Pce:** 0    **FP Feat:** Living Room, Wood Stove  
**App Incl:**  
**Intr Ftrs** Dining/Living Combo

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	1,084	0	0	0
<b>Beds</b>	0	2	0	0	0
<b>Baths</b>	0	2	0	0	0
<b>Kitchens</b>	0	1	0	0	0



Building Information		Frnt Faces:	S	Bldg Style:	West Coast	Cool:	Air Conditioning
<b>Built (est):</b> 1981	<b>Lgl NC Use:</b>	<b>Bldg Warr:</b>	No	<b>EnerGuide Rtg/Dt:</b>		<b>Heat:</b>	Baseboard, Electric, Heat Pump, W
<b>Oth Equ:</b>						<b>Roof:</b>	Metal
<b>Const Mt:</b>	Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood					<b>Fndn:</b>	Poured Concrete
<b>Ext Feat:</b>	Balcony/Patio, Fencing: Partial					<b>Accss:</b>	Ground Level Main Floor

Lot/Strata Information		Lot Size	87,120sqft / 2.00ac	Dims (w/d):	Waterfront:
<b>Prk Type:</b>	Driveway, RV Access/Parking	<b>View:</b>		<b>Services:</b>	
<b>Water:</b>	Municipal	<b>Waste:</b>	Septic System	<b>Rent Alld?:</b>	
<b>Lot Feat:</b>	Private, Rectangular Lot, Rocky, Sloping, Wooded Lot	<b>Prk Tota</b>	2	<b>Yng Ag Alld?:</b>	
<b>Complex:</b>		<b>Prk Cm Prp:</b>	0	<b>Pets Alld?:</b>	
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>	<b>Prk LCP:</b>		<b>BBQs Alld?:</b>	
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Prk Str Lot:</b>			
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b>	<b>Str Lot Incl:</b>			
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b>				
<b>Gnd/Top?:</b>	<b>Lvls/Suite:</b> 1			<b>Unit Incl:</b>	
<b>Shrd Am:</b>					



**Sandra Smith**  
Personal Real Estate Corporation

250.537.1201 | [saltspringhomefinder@gmail.com](mailto:saltspringhomefinder@gmail.com)  
[www.saltspringhomefinder.com](http://www.saltspringhomefinder.com)

Macdonald Realty Ltd.

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