



## Waterfront Perfection!



This perfectly situated private and serene oceanfront estate of 4.4 acres enjoys premium southwestern exposure on one of the most desirable locations on Salt Spring. The sun drenched setting overlooks the most fabulous ocean and island views imaginable and provides warm swimming, dramatic sunsets and the level bench at the water's edge is the perfect spot to launch a kayak, paddleboard or explore the ocean's edge. The immaculate one level coastal contemporary home, well presented with a stylish neutral design palette, is both comfortable and elegant having light-filled interiors which highlight the seascape backdrop. Outdoors, easy care natural landscape provides many special spots to relax and reflect including ample deck areas, flagstone patios, a covered gazebo as well as a beachfront deck. In addition, there is a workshop and studio for creative endeavors and zoning allowing a future guest cottage. Truly, a remarkable and uncommon offering.


\$3,265,000

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	Rooms			Listing Summary	
	RoomType	Level	Dim/Pcs	MLS@: 1024497	List Price: \$3,265,000
	Bathroom	Main	4-Piece	Status: Active	Orig Price: \$3,265,000
	Bathroom	Main	3-Piece	Sub Type: SF Det	Sold Price:
	Bedroom	Main	9'x14'	Taxes: \$11,849	Pend Date:
	Bedroom	Main	12'x14'	2026 Asmt: \$3,100,000	Strata Fee:
	Bedroom - Primary	Main	12'x20'		Title: Freehold
	Dining Room	Main	12'x16'		
	Ensuite	Main	4-Piece		
	Entrance	Main	14'x10'		
	Family Room	Main	12'x9'		
	Hobby Rm	Main	11'x21'		
	Kitchen	Main	10'x12'		
	Laundry	Main	3'x8'		
	Living Room	Main	20'x17'		
	Living-Additional	Main	20'x17'		
	Studio	Main	15x11		
	Workshop	Main	25x11		
	Deck (Unfin)	Main	25x10		
	Patio (Unfin)	Main	20x19		
	Separate Storage (Unfin)	Main	9x11		



**214 Dogwood Lane**  
**GI Salt Spring ~ V8K 1A4**

**Interior Details**

**Layout:** Rancher  
**Bedrms:** 3    **Kitchens:** 1  
**Baths Tot:** 4    **Fireplaces:** 3  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 1    **Fin SqFt:** 2,771  
**Bth 4Pce:** 1    **Unfin SqFt:** 106  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 1    **Basement:** None  
**Ens 4+Pce:** 1    **FP Feat:** Family Room, Living Room, Wood Burning, Wood Stove, Oth

**App Incl:**  
**Intr Ftrs**

Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	0	2,771	0	0	0
Beds	0	3	0	0	0
Baths	0	4	0	0	0
Kitchens	0	1	0	0	0

Building Information		Frnt Faces: W	Bldg Style: West Coast	Cool: None
Built (est): 1985	Lgl NC Use:	Bldg Warr: No	EnerGuide Rtg/Dt:	Heat: Baseboard, Electric, Radiant Floor
Oth Equ:	Const Mt: Frame Wood, Wood			Roof: Asphalt Shingle
Ext Feat:				Fndn: Poured Concrete
				Accss:

Lot/Strata Information		Lot Size 191,664sqft / 4.40ac	Dims (w/d):	Waterfront: Ocean
Prk Type: Driveway	Water: Municipal	Waste: Septic System	View: Mountain(s), Ocean	
Lot Feat: Irregular Lot			Services:	
Complex:		Prk Tota 4	Rent Alld?:	
SqFt Balc:	StrLots/Cplx	Prk Cm Prp: 0	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?:	Lvl/Suite: 1		Unit Incl:	
Shrd Am:				



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