



## Extraordinary Artist's Sanctuary!



Private, serene, sunny 12.78 acre retreat enchants with natural beauty surrounded by hundreds of acres of forest, offering miles of scenic hiking trails, and a short hike through the woods to a stunning beach. The meticulously maintained, five bedroom, 3,000 sq ft home encompasses a modern-rustic masterpiece seamlessly blending contemporary design with the warmth of natural elements. Casual elegance with artistic details at every turn. Ample natural light, spacious comfortable rooms, a farmhouse style kitchen for the foodie, two cozy wood stoves, beautifully appointed bathrooms, and a heated concrete lower floor are some of the special features. A fabulous restored post-and-beam studio welcomes guests and the artist's soul. A fenced paddock awaits farm friends and a sweet playhouse is a magical hideaway for the littles. Apple, pear, peach, plum and walnut trees provide seasonal treats and the land is ready to cultivate a dream garden or a working farm. Peaceful seclusion waking to birdsong and falling asleep to the springtime frog chorus. Pure Perfection!

\$2,299,000

Leading REAL ESTATE COMPANIES OF THE WORLD

LUXURY PORTFOLIO INTERNATIONAL

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**301 Epron Rd**  
**GI Salt Spring ~ V8K 2B4**

**Interior Details**

**Layout:** Main Level Entry with Upper Level(s)  
**Bedrms:** 6    **Kitchens:** 1  
**Baths Tot:** 4    **Fireplaces:** 2  
**Bth 2Pce:** 1    **Storeys:**  
**Bth 3Pce:** 2    **Fin SqFt:** 3,035  
**Bth 4Pce:** 1    **Unfin SqFt:** 745  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:** None  
**Ens 4+Pce:** 0    **FP Feat:** Wood Burning  
**App Incl:**  
**Intr Ftrs**

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	2-Piece
Bathroom - Aux Bldg	Main	3-Piece
Family Room	Main	15x16
Kitchen	Main	10x16
Living-Aux Bldg	Main	17x23
Mud Room	Main	8x7
Bathroom	Second	4-Piece
Bedroom	Second	12x11
Bedroom	Second	12x9
Bedroom	Second	10x11
Bedroom - Aux Bldg	Second	17x15
Living Room	Second	21x18
Bathroom	Third	3-Piece
Bedroom	Third	30x16
Bedroom - Primary	Third	13x15
Den	Third	14x15
Walk-in Closet	Third	5x8
Storage (Unfin)	Main	22x24
Porch (Unfin)	Second	13x16

Rooms Summary					
	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	0	620	1,213	1,202	0
<b>Beds</b>	0	0	4	2	0
<b>Baths</b>	0	2	1	1	0
<b>Kitchens</b>	0	1	0	0	0

**Listing Summary**

**MLS@:** 1033749    **List Price:** \$2,299,000  
**Status:** Active    **Orig Price:** \$2,299,000  
**Sub Tpe:** SF Det    **Sold Price:**  
**Taxes:** \$6,840    **Pend Date:**  
**2026 Asmt:** \$1,467,000    **Strata Fee:**  
**Title:** Freehold



Building Information		Frnt Faces:	Bldg Style:	Cool:
<b>Built (est):</b> 1912	<b>Lgl NC Use:</b>	N	Bldg Warr:	None
<b>Oth Equ:</b>			EnerGuide Rtg/Dt:	Radiant Floor
<b>Const Mt:</b> Frame Wood, Wood				Roof: Metal
<b>Ext Feat:</b>				Fndn: Poured Concrete
				Accss:

Lot/Strata Information		Lot Size	Dims (w/d):	Waterfront:
<b>Prk Type:</b> Driveway		556,697sqft / 12.78ac	View: Mountain(s)	
<b>Water:</b> Well: Drilled	<b>Waste:</b> Septic System		<b>Services:</b>	
<b>Lot Feat:</b> No Through Road, Pasture, Private, Recreation Nearby, Rural Setting			<b>Rent Alld?:</b>	
<b>Complex:</b>	<b>Prk Tota</b> 5		<b>Yng Ag Alld?:</b>	
<b>SqFt Balc:</b>	<b>Prk Cm Prp:</b>		<b>Pets Alld?:</b>	
<b>SqFt Prk:</b>	<b>Prk LCP:</b>		<b>BBQs Alld?:</b>	
<b>SqFt Pat:</b>	<b>Prk Str Lot:</b>			
<b>SqFt Strg:</b>	<b>Str Lot Incl:</b>			
<b>Gnd/Top?:</b>			<b>Unit Incl:</b>	
<b>Shrd Am:</b>				



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