



## Sweet Suite Sweet!



Perfectly located close to town and all amenities, this south-facing, well-maintained, and value-packed property enjoys year-round sunshine. The main level offers two bedrooms and two bathrooms, while the lower level features a legal, self-contained one-bedroom, one-bathroom walk-out suite, a great scenario for extended family or rental income. An oversized detached single garage/workshop and a separate studio with water and electricity provide excellent space for hobbies, storage, or creative pursuits. The home enjoys open pastoral and mountain views, with charming garden areas surrounding the property, accented by mature boxwood plantings. Bright kitchens and living spaces on both levels open to large covered outdoor areas, creating wonderful indoor-outdoor living year-round. An automatic whole house automatic propane fuelled generator ensures comfort in case of outage. Connected to community water and with a newer septic system. The central location and studio would work well for a home based business or spot on the artist studio tour. Island life!


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\$895,000

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**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> 1027609
Bathroom	Lower	3-Piece	<b>List Price:</b> \$895,000
Bedroom	Lower	8x10	<b>Status:</b> Active
Kitchen	Lower	6x14	<b>Orig Price:</b> \$895,000
Living Room	Lower	14x14	<b>Sub Tpe:</b> SF Det
Bathroom	Main	4-Piece	<b>Sold Price:</b>
Bedroom	Main	13x12	<b>Pend Date:</b>
Bedroom - Primary	Main	15x12	<b>Taxes:</b> \$2,848
Ensuite	Main	3-Piece	<b>2026 Asmt:</b> \$877,000
Entrance	Main	6x18	<b>List Price:</b> \$895,000
Kitchen	Main	15x14	<b>Orig Price:</b> \$895,000
Living Room	Main	19x14	<b>Sold Price:</b>
Walk-in Closet	Main	4x5	<b>Pend Date:</b>
Walk-in Closet	Main	3x5	<b>Strata Fee:</b> \$0
Studio	Other	10x16	<b>Title:</b> Freehold
Bonus Room	Second	10x7	
Deck (Unfin)	Lower	35x7	
Deck (Unfin)	Main	35x6	
Porch (Unfin)	Main	12x6	
Garage (Unfin)	Other	16x24	

**111 Baker Rd**  
**GI Salt Spring ~ V8K 2N6**

**Interior Details**

**Layout:** Main Level Entry with Lower/Upper Lvl

**Bedrms:** 3    **Kitchens:** 2

**Baths Tot:** 3    **Fireplaces:** 2

**Bth 2Pce:** 0    **Storeys:**

**Bth 3Pce:** 1    **Fin SqFt:** 1,889

**Bth 4Pce:** 1    **Unfin SqFt:** 384

**Bth 5Pce:** 0    **Bed & Brk:**

**Ens 2Pce:** 0    **Addnl Acc:**



**Ens 3Pce:** 1    **Basement:** 7' 10" / Finished

**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>	511	1,227	151	0	0
<b>Beds</b>	1	2	0	0	0
<b>Baths</b>	1	2	0	0	0
<b>Kitchens</b>	1	1	0	0	0

Building Information		Frnt Faces: SW		Bldg Style: West Coast		Cool: None	
<b>Built (est):</b> 1989	<b>Lgl NC Use:</b>	<b>Bldg Warr:</b>	<b>EnerGuide Rtg/Dt:</b>		<b>Heat:</b> Baseboard, Electric, Wood		<b>Roof:</b> Asphalt Shingle
<b>Oth Equ:</b>	<b>Const Mt:</b> Wood	<b>Ext Feat:</b> Balcony/Patio, Fencing: Partial		<b>Fndn:</b> Poured Concrete		<b>Accss:</b> Ground Level Main Floor	

Lot/Strata Information		Lot Size 19,602sqft / 0.45ac		Dims (w/d):		Waterfront:	
<b>Prk Type:</b> Driveway, Garage	<b>Water:</b> Municipal	<b>Waste:</b> Septic System	<b>View:</b> Mountain(s), Valley	<b>Services:</b>			
<b>Lot Feat:</b> Easy Access, Near Golf Course, Private, Wooded Lot	<b>Complex:</b>	<b>Prk Tota</b> 2	<b>Rent Alld?:</b>	<b>Yng Ag Alld?:</b>			
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>	<b>Prk Cm Prp:</b> 0	<b>Pets Alld?:</b>	<b>BBQs Alld?:</b>			
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Prk LCP:</b>	<b>Unit Incl:</b>				
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b>	<b>Prk Str Lot:</b>					
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b>	<b>Str Lot Incl:</b>					
<b>Gnd/Top?:</b>	<b>Lvls/Suite:</b> 3						
<b>Shrd Am:</b>							



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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