



Serenity By Design!

Surrounded by serene Japanese-inspired Zen gardens, this immaculate Wilco-built home is a true architectural masterpiece and an inspiring retreat of nearly two acres. Floor-to-ceiling walls of glass frame spectacular garden views, while flooding the home with natural light, creating a seamless connection to the outdoors. Rich in West Coast character, the residence showcases timber-frame posts and beams crafted from trees felled on the property, custom fir cabinetry and trim, and beautiful hardwood flooring throughout. One level living designed with exceptional attention to detail, the thoughtfully planned interior features a soaring vaulted living room, spacious light-filled rooms, a stunning gourmet kitchen, three bedrooms, spa-inspired bathrooms, a walk-in closet, hobby spaces, and state-of-the-art energy-efficient features. Unwind on the covered hot tub deck and immerse yourself in the peaceful garden setting, or grab your paddle board and stroll to Churchill Beach and also enjoy the convenience of walking into Ganges Village. A truly exceptional sanctuary where beauty, craftsmanship, and lifestyle come together.

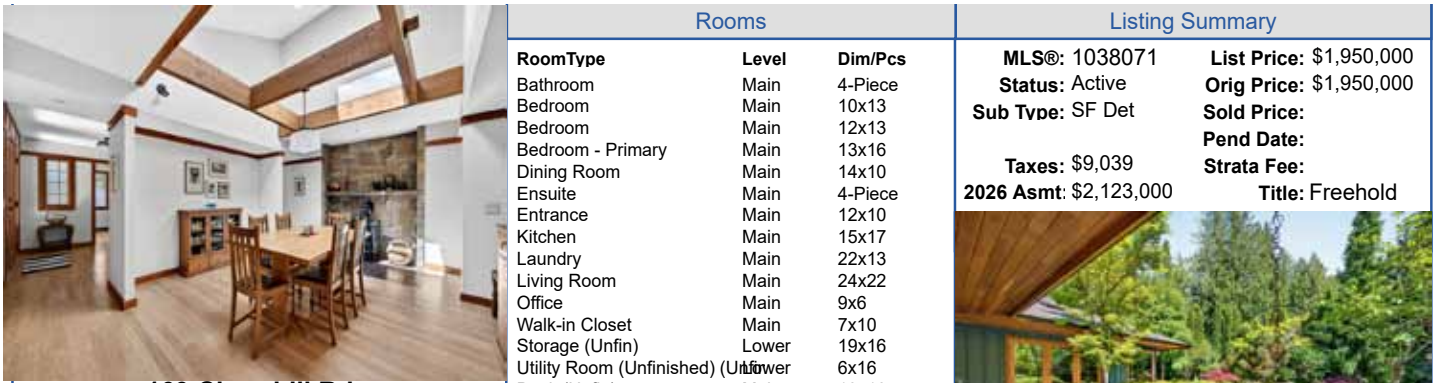
\$1,950,000

Sandra Smith 250.537.1201
Personal Real Estate Corporation

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

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**169 Churchill Rd
GI Salt Spring ~ V8K 2R3**

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:**
Bth 3Pce: 0 **Fin SqFt:** 2,783
Bth 4Pce: 1 **Unfin SqFt:** 925
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** 7' 7" / Unfinished
Ens 4+Pce: 1 **FP Feat:** Propane, Wood Burning, Wood Stove
App Incl: Built-in Range, Dishwasher, Dryer, Hot Tub, Refrigerator, Washer
Intr Ftrs Breakfast Nook, Dining Room, French Doors, Vaulted Ceiling(s)

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	10x13
Bedroom	Main	12x13
Bedroom - Primary	Main	13x16
Dining Room	Main	14x10
Ensuite	Main	4-Piece
Entrance	Main	12x10
Kitchen	Main	15x17
Laundry	Main	22x13
Living Room	Main	24x22
Office	Main	9x6
Walk-in Closet	Main	7x10
Storage (Unfin)	Lower	19x16
Utility Room (Unfinished) (Unfin)	Lower	6x16
Deck (Unfin)	Main	13x16
Garage (Unfin)	Main	15x28
Patio (Unfin)	Main	16x10
Porch (Unfin)	Main	12x10

Listing Summary	
MLS@: 1038071	List Price: \$1,950,000
Status: Active	Orig Price: \$1,950,000
Sub Tpe: SF Det	Sold Price:
Taxes: \$9,039	Pend Date:
2026 Asmt: \$2,123,000	Strata Fee:
	Title: Freehold



Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	2,783	0	0	0
Beds	0	3	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0



Building Information

Frnt Faces: S **Bldg Style:** West Coast
Built (est): 2013 **Lgl NC Use:** **Bldg Warr:** Yes
Oth Equ: **EnerGuide Rtg/Dt:**
Const Mt: Wood
Ext Feat: Balcony/Patio, Fencing: Partial, Water Feature
Cool: Air Conditioning
Heat: Electric, Forced Air, Heat Pump, Pr
Roof: Fibreglass Shingle
Fndn: Poured Concrete
Accss: Ground Level Main Floor, Primary E

Lot/Strata Information

Lot Size: 84,942sqft / 1.95ac **Dims (w/d):**
Prk Type: Attached, Driveway, Garage **View:**
Water: Municipal **Waste:** Septic System **Services:**
Lot Feat: Landscaped, Shopping Nearby, Wooded Lot
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:** 2
Shrd Am: **Unit Incl:**



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