



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.

\$2,795,000

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Rooms		Listing Summary	
		MLS@: 1024497	List Price: \$2,795,000
Bathroom	Main	4-Piece	Status: Active
Bathroom	Main	3-Piece	Sub Tpe: SF Det
Bedroom	Main	9'x14'	Taxes: \$11,849
Bedroom	Main	12'x14'	2026 Asmt: \$3,100,000
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
Bths 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	Roof: Asphalt Shingle	Fndn: Poured Concrete	Accss:
Oth Equ:	Const Mt: Frame Wood, Wood						
Ext Feat:							

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	Services:			
Lot Feat: Irregular Lot			Prk Tota: 4	Rent Alld?:			
Complex:			Prk Cm Prp: 0	Yng Ag Alld?:			
SqFt Balc:	StrLots/Cplx:			Pets Alld?:			
SqFt Prk:	Bldgs/Cplx:			BBQs Alld?:			
SqFt Pat:	Suites/Bldg:						
SqFt Strg:	Floors/Bldg:						
Gnd/Top?:	Lvls/Suite: 1						
Shrd Am:				Unit Incl:			



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