



## A DISTINCTIVE WEST COAST WATERFRONT LODGE



This is one of the finest homes on Southey Bay. A craftsman inspired timber framed home, surrounded by gardens and woodlands, on 3.2 acres. It was designed to look like it has been there for 100 years and built to last a few hundred more. Attention to detail was imperative to both owners and builders, evidenced by nautical inspired carpentry detail, exposed timber framed trusses, the stonework and the finishing details. Quality built stone steps lead you to a great beach for swimming and launching a kayak. Perfect for family and entertaining.

*Offered at \$1,525,000*

**henri procter**

personal real estate corporation

[www.realtysaltspringisland.com](http://www.realtysaltspringisland.com)

Macdonald Realty  
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**LUXURY  
PORTFOLIO**  
INTERNATIONAL®

ADDRESS: 155 Arbutus Rd.

MLS#: 376388

PID: 026-733-340

LEGAL: Plan VIP81298, Lot 1, Dist. Lot 19, Cowichan District, North Salt Spring Island.

PRICE: \$ 1,525,000

LISTED BY: HENRI PROCTER, personal real estate corporation

TAXES 2016: \$7,246

PHONE: 250.537.1201

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S. COMM: 3% & 1.5%

PAGER: 1.800.537.1201

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LOT SIZE: 3.19 acres

AREA (finished): 2,781 sq. ft.

AGE: 2009

WATER: Community

EXTERIOR: Wood

ZONING: R-Rural

WASTE: Septic

HEAT: heat pump,electric,wood

ROOF: Asphalt-Shingle

LEVELS: 2

BEDROOMS: 4

BATHROOMS: 4

*LEVEL 1 (1,602 sq. ft)*

ENTRANCE: 6 x 6

LIVING ROOM: 17 x 20

DINING ROOM: 12 x 10

KITCHEN: 17 x 20

MAIN BEDROOM: 14 x 14

BATHROOM: 5 piece

BATHROOM: 2

LAUNDRY: 8 x 8

*LEVEL 2 (1,179 sq. ft)*

BEDROOM: 12 x 20

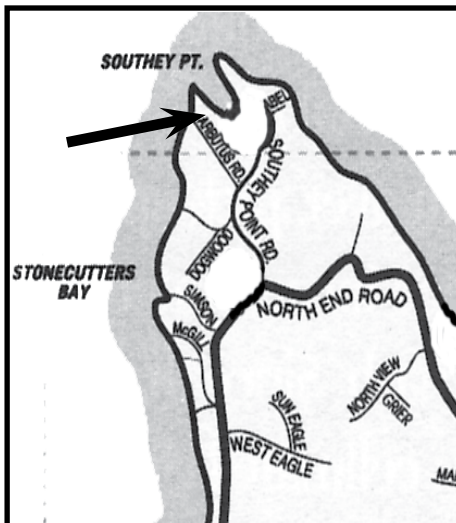
BATHROOM: 4 piece

BEDROOM: 12 x 20

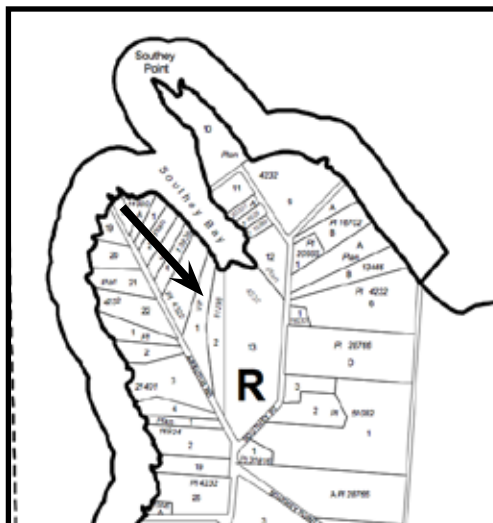
BATHROOM: 4 piece

BEDROOM: 17 x 12

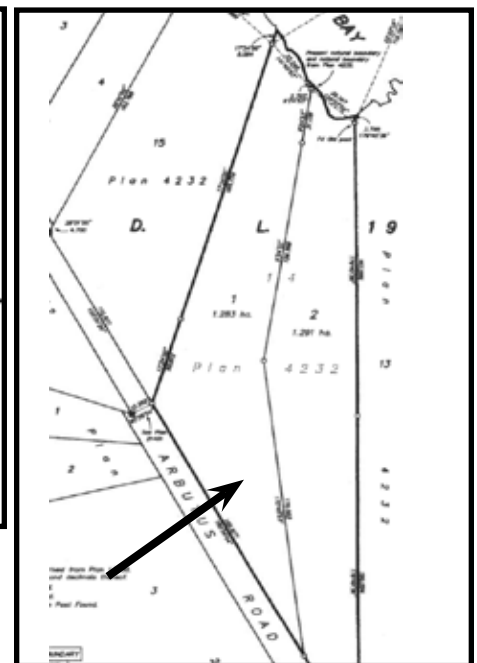
GARAGE: Double



AREA MAP



NEIGHBOURHOOD MAP



PLOT PLAN

*\*The above information is from sources believed to be reliable but should not be relied upon without verification.  
MACDONALD REALTY Salt Spring Island assumes no responsibility for accuracy.*

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Some of the features of this exceptional home:

- over 3 acres, one acre cleared, additional cottage zoning
- 3 year old timber frame home, modern west coast design
- gentle sandstone stairway to private waterfront beach
- attractive and decorative deer-proof fencing around gardens
- serene refined low maintenance mature landscaping with underground sprinkler system
- custom designed, impressive wood beams and posts
- vaulted 22 ft. ceilings, nine skylights, maximize natural light
- chef's kitchen with Kitchen Aid appliances, propane stove
- shaker cabinetry in kitchen and bathrooms, with quiet close, "Espresso" granite countertops
- 4" ledge-stone and sandstone details throughout
- "guitar grade" cedar mantel
- flooring includes heritage Oak hardwood, quality carpets and Italian porcelain tiling
- main floor principle bedroom, walk-in closet, ensuite with double soaker tub and radiant floor heating
- energy efficient heating with high (R) rating insulation, air tight Opal wood fireplace, heat pump (AC also), with back up electric furnace
- propane standby generator
- crawlspace fully insulated and heated walk-in storage space
- roof is tri-laminated asphalt shingle with manufacturers lifetime warranty
- precast exposed aggregate concrete pavers on deck with cedar inlay
- garden cottage has water and electricity
- B.C. Greenhouse "Legacy", 8 x 8 with temperature controlled vent, potting tables and shelving
- established raised vegetable beds
- massive Douglas Fir removed for building of home was incorporated as part of structure
- underground services, with roughed in services for additional guest cottage or studio as allowed by zoning
- custom timber framed wood shed holds enough wood for two years
- custom artisan constructed privacy fencing throughout property

