



## FARM-TASTIC



With an ideal location, across from the beach, in the popular Fernwood district, this private and lush 7.11 acre farm is the ideal candidate for sustainable living. Established in the 1950's, and with the benefit of excellent sun exposure, great soil and water, the orchard, old vineyard, food and flower gardens provide an abundant yearly offering. Fenced pastures and a barn welcome horses and other farm animals. Warmth and charm emanate from the custom European style home with artistic flair and quality finish throughout. Additional features include a sweet irrigation pond, separate artist studio, ALR zoning and water from both a well and community system. A short stroll takes you to the iconic Fernwood Dock, café and restaurant via the quiet country road or the beach. An enticing environment, this masterpiece in rural living is an ideal investment for those enamored with the island lifestyle.

*Offered at \$1,100,000*

**henri procter\***

\*personal real estate corporation  
[www.realtysaltspringisland.com](http://www.realtysaltspringisland.com)

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101-170 Fulford Ganges Road  
Salt Spring Island, BC V8K 2T8  
250.537.1201  
[henriprocter@gmail.com](mailto:henriprocter@gmail.com)

ADDRESS: 160 Westcott Road

MLS#: 375126

PID: 000-293-288

LEGAL: Plan VIP34528, Lot 1, Sec 14, Rge 1N, LD 16, NSSI

PRICE: \$1,100,000

LISTED BY: HENRI PROCTER, PREC

TAXES 2016: \$1,432

PHONE: 250.537.1201

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S. COMM: 3% & 1.5%

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LOT SIZE: 7.11 acres

AREA (finished): 2,090 sq. ft.

AGE: 1961(remodelled)

WATER: Drilled Well, community

EXTERIOR: Wood

ZONING: Agricultural

WASTE: Septic

HEAT: Electric, Fireplace

ROOF: Metal

LEVELS: 2

BEDROOMS: 2

BATHROOMS: 3

*MAIN LEVEL: 2,090 sq. ft.*

ENTRY: 5 x 6

LIVING ROOM: 28 x 15

DINING: 9 x 13

KITCHEN: 12 x 11

OFFICE: 8 x 12

MAIN BEDROOM: 18 x 19

BEDROOM: 11 x 11

BATHROOM: 2 pce

BATHROOM: 3 pce

ENSUITE & DRESSING ROOM: 11 x 12, 3 pce

ENCLOSED SUN ROOM: 23 x 8

*LOWER LEVEL: 501 sq. ft. (UNFINISHED)*

WINE CELLAR: 10 x 9

UNFINISHED BASEMENT: 14 x 9

UNFINISHED BASEMENT: 13 x 13

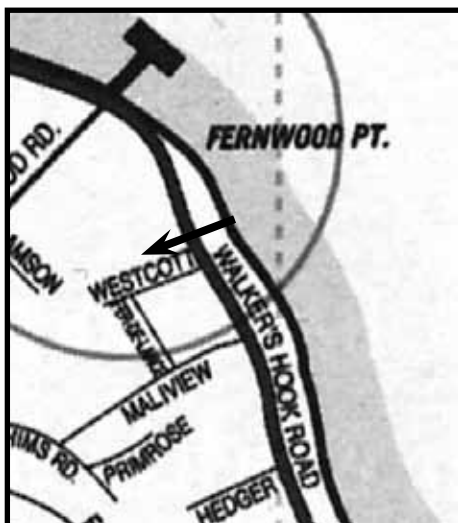
*STUDIO & WORKSHOP: 648 sq. ft.*

STUDIO/STORAGE: 16 x 17

WORKSHOP: 12 x 17

STORAGE ROOM: 3 x 21

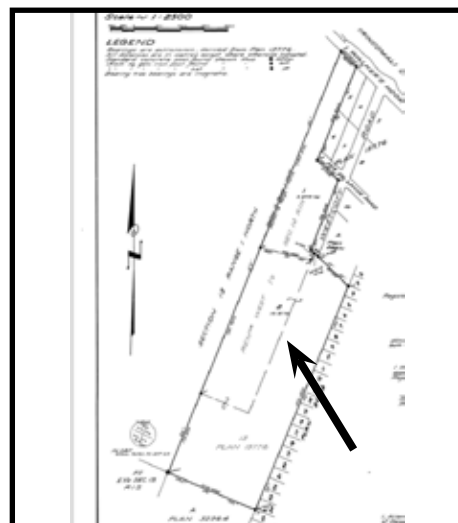
BARN: 15 x 22 (plus stables)



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 additional features of this home:

- sunny location, perfect for a great vegetable & flower garden
- fruit & nut trees (all pruned) include apples (mature and recent), grapes, cherries, plums, pear, hazelnut
- strawberry bed prepared, about 200 garlic breaking ground
- raspberries, rhubarb, currants, recent blueberries & gooseberries
- wild blackberries beside lower pasture
- driveway gardens and extensive landscaping
- new approved wood stove 2017
- heated floor in main shower
- new washing machine & gas range 2016
- fridge and freezer in basement remain
- studio & workshop built in 2013 (without permit) below ground wiring connected to main panel installed without permit
- tractor shed built 2015
- cistern/swimming pond fills with winter runoff and topped up from well as needed
- owner tested well several times in 2015 and ran at 5gpm, water in summer (but risk of running dry if heavy use)
- irrigation from well to main pasture and set up for upper gardens, grapes and fruit trees

