



## SPELLBINDING OCEANFRONT



A 10.5 acre waterfront of compelling beauty, this unique property is exceptional by every measure. Carefully situated to benefit from the stunning views over the entrance to Ganges Harbour and nearby islands. With 679 feet of waterfront, deep water moorage, and an excellent dock, it's a great spot for boats of all sizes. The land has a virgin quality that is rare in today's world, great fun to explore the natural world. The house consists of over 3800 sq. ft environmentally inspired and custom designed by architects Osburn/Clarke. Impeccable workmanship, impeccable home, the "wave house" inspires with an open plan and airy post & beam construction. Dual clerestory windows and banks of floor to ceiling windows allow natural light to accentuate the impeccable interior and highlights nature's finest. Serene, secluded and fully fenced for maximum privacy and including a separate and charming 2 bedroom cottage comfortably hosting guests or caretakers. The out of doors enchants with scenic views, hot tub, woodland trails, and a great beach for beachcombing. An extremely rare and fine offering.

*Offered at \$3,600,000*

**henri procter\***

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

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

ADDRESS: 1188 Beddis Road

MLS#: 379080

PID: 001-910-809

LEGAL: Parcel C (DD55806I) of Fractional Section 88, SSSI

PRICE: \$3,600,000

LISTED BY: HENRI PROCTER, PREC

TAXES 2016: \$10,388

PHONE: 250.537.1201

henriprocter@gmail.com

S. COMM: 3% & 1.5%

TOLL FREE: 1.800.537.1201

www.realtysaltspringisland.com

LOT SIZE: 10.5 acres

WATER: Drilled Well

WASTE: Septic

LEVELS: 1

AREA (finished): 3,856 sq. ft.

EXTERIOR: Wood

HEAT: Electric, Fireplace

BEDROOMS: 3

AGE: 1994

ZONING: A1

ROOF: Asphalt

BATHROOMS: 3

*MAIN LEVEL: 3,856 sq. ft.*

ENTRY: 11 x 10

KITCHEN: 23 x 13

FAMILY ROOM: 16 x 15

MAIN BEDROOM: 18 x 22

BATHROOM: 2 pce.

BEDROOM: 14 x 12

WORKSHOP: 11 x 8

LIVING ROOM: 22 x 17

WET BAR: 8 x 8

MEDIA ROOM: 7 x 10

ENSUITE: 6 pce.

BATHROOM: 4 pce

LAUNDRY: 12 x 8

MECH ROOM: 5 x 8

DINING: 14 x 14

OFFICE: 8 x 13

HALLWAY: 6 x 9

WALK IN CLOSET: 7 x 12

BEDROOM: 12 x 12

MUD ROOM: 9 x 8

STORAGE: 3 x 9

*COTTAGE: 1,242 sq. ft.*

LIVING ROOM: 11 x 11

BEDROOM: 14 x 19

BATHROOM: 4 pce.

DINING ROOM: 12 x 10

BEDROOM: 10 x 9

LAUNDRY: 5 x 11

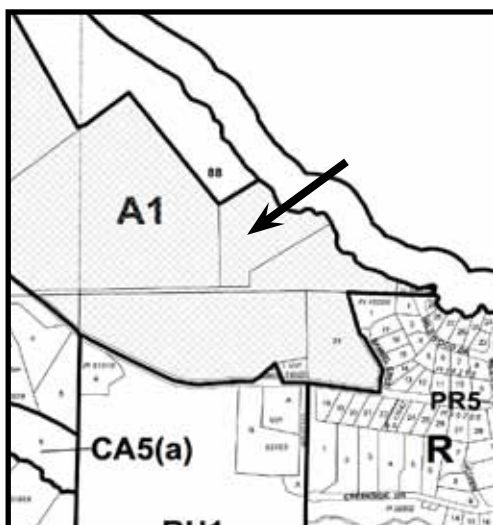
KITCHEN: 14 x 9

SITTING: 13 x 10

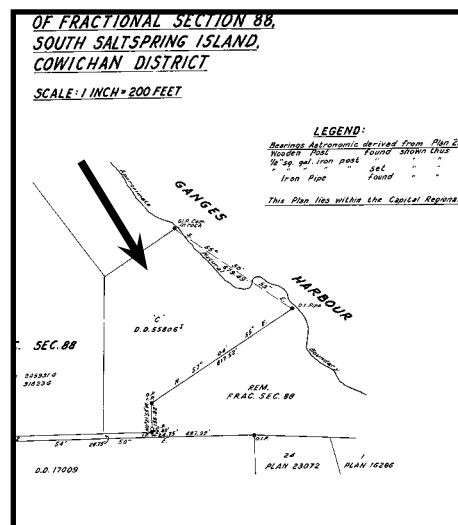
*PATIO & DECKS: 3,729+ sq. ft.*



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.*

Macdonald Realty  
101-170 Fulford Ganges Road  
Salt Spring Island, BC V8K 2T8  
250.537.1201  
henriprocter@gmail.com

henri procter\*  
personal real estate corporation  
www.realtysaltspringisland.com





Some of the additional features of this home:

- Osburn/Clarke custom designed and built home
- 7 zone in-floor radiant heat
- 15 gpm well with drinking water reverse osmosis filter
- wired built-in surround sound system
- separate wet bar with under counter fridge/freezer & wine cellar
- central vacuum system
- kitchen has custom cabinetry & 3 walk-in pantries
- principle ensuite has jacuzzi tub, walk in shower and separate steam room
- special dog area includes dog room, outdoor shower & fenced dog run
- phantom screens on all opening windows
- 4 hot water heaters
- dock & float with deep water moorage for boat or plane
- outdoor hot tub with view deck
- small green house & orchard
- cottage is private from house
- ALR land

