



THE BEST LANDS WERE CHOSEN LONG AGO...



This is a prime example, situated at the end of a quiet lane in one of Salt Spring's most coveted areas, Beddis Beach. The mid-century modern home is prime for rejuvenation and sits on a promontory which affords expansive 180 degree ocean views, and a deep water dock. In addition to the white shell beach and the calm bay, the 0.85 acre is level and private. The land has a park-like quality with mature plantings and hardscaping ideal for gardening. A little cottage in the arbutus grove welcomes guests. Join the fun at the puppy playtimes in the orchard across the way. Enjoy the soothing sounds of the waves and the seaside wonders as the ships sail by. An irreplaceable, one of a kind situation, perfect for getaways or year round.

Offered at \$1,890,000

henri procter*

*personal real estate corporation

www.realtysaltspringisland.com

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

ADDRESS: 127 Lionel Cres.

MLS#: 394652

PID: 000-557-722

LEGAL: Plan VIP14541, Lot 20, Sec 76, LD 16, South SSI

PRICE: \$1,890,000

LISTED BY: HENRI PROCTER, PREC

TAXES 2017: \$5,966

PHONE: 250.537.1201

henriprocter@gmail.com

S. COMM: 3% & 1.5%

TOLL FREE: 1.800.537.1201

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LOT SIZE: 0.85 acres

WATER: community

WASTE: Septic

LEVELS: 2

AREA (finished): 2,640 sq. ft.

EXTERIOR: wood

HEAT: forced air

BEDROOMS: 2 + 1 cottage

AGE: 1971

ZONING: R

ROOF: Torch On

BATHROOMS: 2 + 1 cottage

MAIN LEVEL: 1,985 sq. ft.

ENTRY/HALLWAY: 24 x 6

KITCHEN: 9 x 12

LAUNDRY: 9 x 18

MAIN BEDROOM: 17 x 2

LIVING ROOM: 21 x 15

FAMILY ROOM: 12 x 11

BATHROOM: 4 pce

BEDROOM: 9 x 12

DINING: 12 x 13

NOOK: 9 x 6

BATHROOM: 2 pce

LOWER LEVEL: 655 sq. ft.

REC ROOM: 20 x 20

CRAFT ROOM: 9 x 8

WORKSHOP: 11 x 8

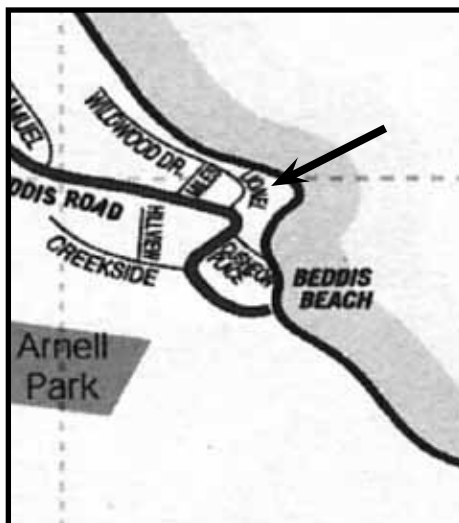
COTTAGE: 439 sq ft.

BEDROOM: 17 x 7

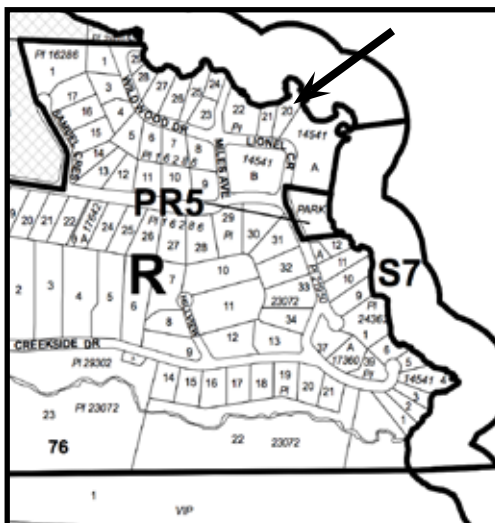
LIVING ROOM: 11 x 16

BATHROOM: 3 pce.

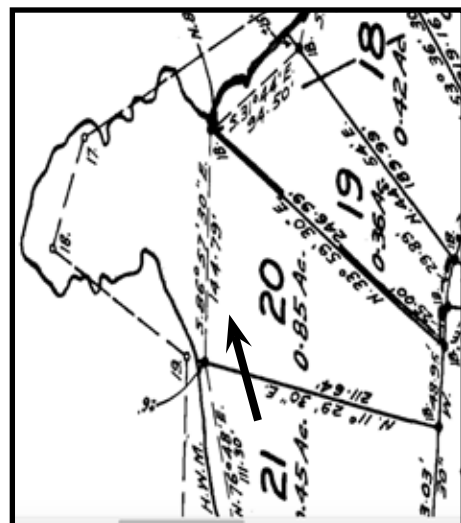
GARAGE/CARPOR: 17 x 22



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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