

A House in the Garden 462 Mount Belcher Heights



There is a house in the garden and it's impeccable. Well-built, tastefully upgraded three bedroom home in move-in condition. Convenient main level living with guest or family accommodation on the lower level. Some of the recent upgrades include: Merit kitchen cabinets, Italian granite tile in kitchen and entry, American cherry wood flooring, ductless heat pump, rain water collection system, flagstone entry stairs, garden and wood shed, and brand new Interlock aluminum roof. The gardens are truly sensational, created by a dedicated horticulturist. If you have a green thumb or would like to have one, you won't want to miss this fantastic property. Beautiful.

Offered at \$849,000

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Macdonald Realty Ltd.
101-170 Fulford Ganges Road
Salt Spring Island, BC V8K 2T8

		Finished Rooms				Listing Summary	
		Rooms / Lvl Finished SqFt:	Lvl 1	Lvl 2	Lvl 3	Lvl 4	MLS@: 408425
		1,789	1,684			Status: Current	Orig Price: \$849,000
	Entrance			7x8		SubClass: SF Det	Sold Price:
	Living		24x19			DOM: 17	Pend Date:
	Dining		9x10			Taxes: \$3,961	Mth Assmt:
	Kitchen		14x8			2019 Asmt: \$814,000	Title: Freehold
	Mast Bdrm		14x12				
	Bathroom	3	4				
	Bedroom	12x13	10x13				
	Eating Area		8x7				
	Ensuite		3				
	Rec Room	20x13					
	Family	20x14					
	Office	13x14					
	Other	9x11	4x3				
Laundry	9x8						
462 Mt. Belcher Hts GI Salt Spring ~ V8K 2J6							
Interior Details		Unfinished Rooms					
Layout: Main Level Entry with Lower Level(s)	Storage	11x8					
Bedrms: 3 Kitchens: 1	Separate Storage	11x9					
Baths Tot: 3 Fireplaces: 1	Garage	11x18					
Bth 2Pce: Main Lev: Level 2	Schools						
Bth 3Pce: 1 Fin SqFt: 3,520	Elementary	Middle	Senior				
Bth 4Pce: 1 Unfin SqFt: 47	64 Salt Spring	64 Saltspring	164 Gulf Islands				
Bth 5Pce: Bed & Brk:							
Ens 2Pce: Adnl Acc:							
Ens 3Pce: 1 Basement: 7' 1" / Finished - Fully							
Ens 4+Pce FP Feat: Living Rm, Wood Burning							
App Incl:							
Int Feat: Dining Area, Eating Space, Flrs/Tile, Flrs/W-W Carpet, Flrs/Wood							
Building Information		Frnt Faces: W	Bldg Sch:	Bldg Style: West Coast			
Built (est) 1976 Lgl NC Use:	Rear Faces: E	Bldg Warr:	Fuel: Electric, Wood				
Lsd Equ:		EnerGuide Rtg/Dt:	Heat: Baseboard, Heat Pump				
Const Mt: Frame Wood 2x4			Roof: Metal				
Ext Fin: Wood			Fndn: Concrete Poured				
Ext Feat: Balcony/Deck, Private Prop			Accss Ground Level Main Floor				
Lot/Strata Information		Lot Size 36,155sqft / 0.83ac (est)	Dims (w/d):	Shape: Irreg.	ALR?:		
Prk Type: Garage Single	Prk #: 2	Driveway: Gravel/Dirt	Services:	SLot: 20			
Water: Co-Operative	Waste: Septic System						
Lot Feat: Private, Serviced, Sloping							
Complex:	Mgd By:		Rent Alld?:				
SqFt Balc: StrLots/Cplx	Prk Cm Prp: 0		Yng Ag Alld				
SqFt Prk: Bldgs/Cplx:	Prk LCP:		Pets Alld?:				
SqFt Pat: Suites/Bldg	Prk Str Lot:		BBQs Alld?				
SqFt Strg: Floors/Bldg	Str Lot Incl:						
Gnd/Top? Lvl/Suite:	Com Str Itm:						
Shrd Am:			Assmt Incl:				
Photos and Map							
							
Brokerage Fee: 3% \$100k & 1.5% bal							

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price of terms, and withdrawal without notice.

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Upgrades and Features

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Extensive renovations completed 2006, including kitchen, main floor living space, dining room, bathrooms, stairwell, deck, laundry room and lower level bathroom

Upgrades include:

- stainless steel appliances (Jenn-Air stove with vented downdraft in island)
- walk-in pantry
- Merit cabinets including handy built-in recycle bins, soft-close drawers and broom closet
- solid surface counter top on island
- Italian granite floor in kitchen and entry way
- edge-grain fir trim and doors
- rustic American cherry flooring in living room, dining room, hall and open stairwell
- all carpeting replaced in bedrooms and lower level
- heated ceramic tile floor in lower level bathroom
- thermal windows
- wood blinds in kitchen and corner bedroom on main floor
- roll shade blinds on all east facing windows on main floor
- new electrical panel wired for generator hook-up
- direct entry from garage to house (2017)
- main floor bathroom and ensuite include Titan toilets, ceramic tile, jetted tub, large walk-in spa shower with body jets
- heat pump (installed 2018)
- hot water tank (installed 2016)
- rain water collection system with 2,000 gallon storage tank (2016)
- driveway, culvert and drainage (2017)
- garage door (2017)
- flagstone entrance stairs (2018)
- garden shed (2015)
- wood shed (2016)
- stained glass window in entry
- Interlock aluminium roof (2019) – 50 year warranty, fully transferable

Amazing garden features including landscaped seasonal creek, dry-stacked stone walls, water feature, stone steps, wood stairs and bridges.

