



WATERFRONT WITH HEART



Entering the tree-lined lane, this lovely waterfront home gently reveals itself. Sited on almost 3 private acres, with awe-inspiring, panoramic views, a long shell beach (223 feet waterfront) and your own private dock, all to provide you with hours of enjoyment. Once here, you are greeted by an exquisite home of impeccable quality, reincarnated in 2001, to the highest of standards. Floor to ceiling window banks and expansive skylights welcome the ocean to island views and natural lighting. A comfortable guest cottage for hosting friends and family, as well as a first class studio or playhouse for grown ups. Ample decking connects the home to the oceanfront and provides seamless outdoor living spaces. Lush mix of nature and cultivated landscape, a fun spot for people and pets. Foreshore lease, dock and mooring buoy for you and your boat. A most exceptional waterfront estate, a home where the heart is.

Offered at \$2,950,000

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: 2945 Southey Point Rd.

MLS#: 390134

PID: 000-004-111

LEGAL: Plan VIP13446, Lot B, DL19, LD 16, NSSI

PRICE: \$2,950,000

LISTED BY: HENRI PROCTER, PREC

TAXES 2017: \$9,355

PHONE: 250.537.1201

henriprocter@gmail.com

S. COMM: 3% & 1.5%

TOLL FREE: 1.800.537.1201

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LOT SIZE: 2.98 acres

AREA (finished): 3,897 sq. ft.

AGE: 1980/2002-17

WATER: community

EXTERIOR: wood

ZONING: R

WASTE: Septic

HEAT: heat pump, wood stove

ROOF: Metal

LEVELS: 3

BEDROOMS: 2

BATHROOMS: 4

MAIN LEVEL: 1,724 sq. ft.

LIVING ROOM: 23 x 16

DINING: 16 x 13

KITCHEN: 16 x 18

FAMILY ROOM: 10 x 23

LAUNDRY: 9 x 10

BATHROOM: 4 pce

UPPER LEVEL: 627 sq. ft.

MAIN BEDROOM: 23 x 11

ENSUITE: 4 pce.

LOWER LEVEL: 1,546 sq. ft.

RECREATION ROOM: 28 x 24

ENSUITE: 4 pce.

BEDROOM: 23 x 12

BATHROOM: 2 pce.

COTTAGE: 764 sq ft.

BEDROOM: 16 x 12

ENTRY: 8 x 6

ENSUITE: 3 pce.

BEDROOM: 14 x 18

ENSUITE: 3 pce.

GAMES ROOM/SHOP: 933 sq. ft.

SITTING AREA: 21 x 8

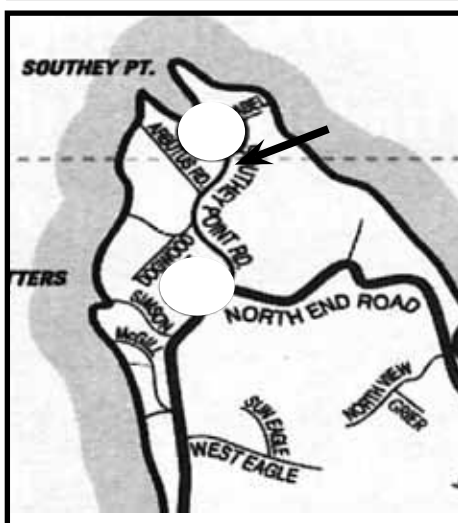
BILLIARD ROOM: 17 x 27

BATHROOM: 3 pce

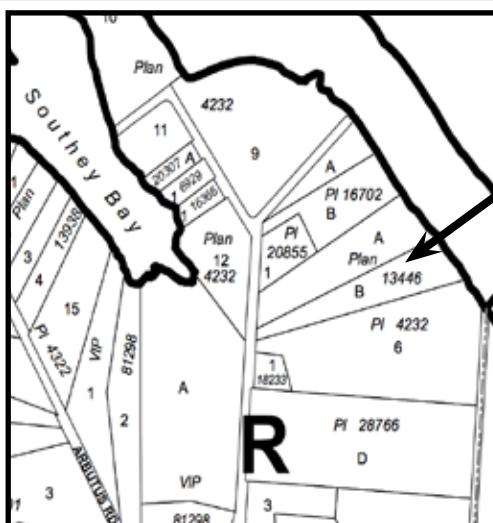
WETBAR: 14 x 9

MACHINE SHED: 417 sq. ft.

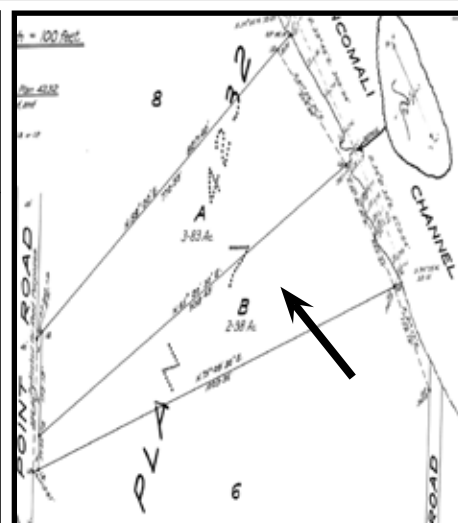
BOAT/RV PARKING: 466 sq. ft.



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.*

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Some of the additional features of this home:

- home essentially re-built from 2002-2017
- upgrades include:
 - wiring
 - heating (heat pump)
 - plumbing
 - drywall and paint
 - lighting and fixtures
 - windows and stained glass
 - window coverings
 - stairs
 - bathroom fixtures (except on main floor)
 - fireplace
 - flooring
 - 2 structural beams
 - doors
 - side door to cottage
 - decks and railings
- slate on main floor deck and main bedroom deck
- shop conversion to games room including new flooring, walls, wiring, heating, ceilings, lights, bar, sound system, bathroom

