



THE BIRDS AND THE BEES



A timeless custom country estate, completely enchanting on 18 sun soaked acres of mainly wetlands, with some growing areas. An ideal situation for bird watchers and lovers of the natural world, with wide open views from all angles. With extensive tasteful upgrades, this home is lovingly cared for and impeccably maintained. A romantic wrap around and covered deck, provides a welcoming entry to the quality built residence. Flowing floor plan designed with oversized living spaces for both formal and informal living; spacious and luminous. A true gourmet kitchen with custom cabinetry, high end appliances and gleaming granite countertops. An attached greenhouse provides fresh lemons, limes and other tropical fruits, and is ideal for year round growing. A very special place.

Macdonald Realty
101-170 Fulford Ganges Road
Salt Spring Island, BC V8K 2T8
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Offered at \$1,495,000
henri procter
personal real estate corporation
www.realtysaltspringisland.com

ADDRESS: 1700 North End Rd. MLS#: 382056 PID: 002-324-725
 LEGAL: Plan VIP28471, Lot , Sec 12, Rge 1S, Cowichan District, North Salt Spring Island.
 PRICE: \$1,495,000 LISTED BY: HENRI PROCTER, PREC
 TAXES 2017: \$6,677 PHONE: 250.537.1201 henriprocter@gmail.com
 S. COMM: 3% & 1.5% PAGER: 1.800.537.1201 www.realtysaltpringisland.com

LOT SIZE: 18.02 acres AREA (finished): 3,389 sq. ft. AGE: 1993
 WATER: Other (ask list agent) EXTERIOR: Wood ZONING: R & A1
 WASTE: Septic HEAT: forced air, wood ROOF: Metal
 LEVELS: 2 + basement BEDROOMS: 4 BATHROOMS: 3

MAIN LEVEL : 2,101 sq. ft.
 ENTRY: 8 x 24 LIVING ROOM: 27 x 14 KITCHEN: 14 x 15
 DINING ROOM: 16 x 14 EATING AREA: 17 x 12 BATHROOM: 3 pce.
 DEN/OFFICE: 14 x 9 BEDROOM: 12 x 14 LAUNDRY: 14 x 7

UPPER LEVEL: 1,288 sq. ft.
 MAIN BEDROOM: 14 x 17 DRESSING ROOM: 8 x 8 ENSUITE: 5 pce.
 WALK IN CLOSET: 9 x 7 BEDROOM: 12 x 14 BEDROOM: 14 x 12
 BATHROOM: 3 pce.

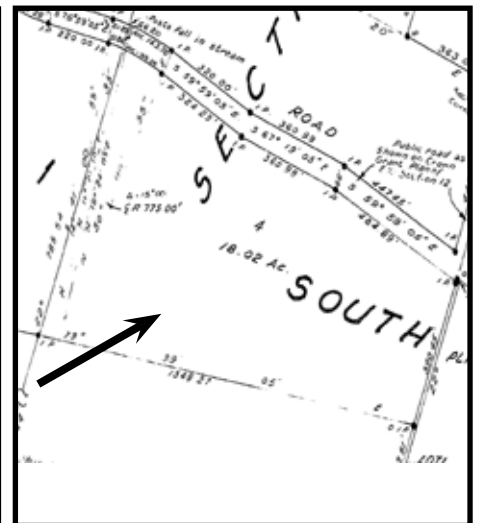
GREENHOUSE: 46 x 12 UNFINISHED BASEMENT/WORKSHOP: 28 x 29
 COVERED PORCH: 36 x 8 DECK: 7 x 45 DECK: 22 x 18
 DECK: 46 x 6



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, over 18 acres with stewardship study
- all renovations with permits
- earthquake proof construction
- wiring and plumbing upgraded
- septic upgrade
- new decks
- Scandinavian wood stove heats entire home
- Wolfe cook stove, Bosch dishwasher, Liebkerr fridge
- new bamboo flooring
- newer hot water tank (2 years), newer central vacuum, heat exchange forced air system
- large attached greenhouse for year round produce and fruit
- water catchment

