



## MEDITERRANEAN MAGIC



Set privately behind an iron gate, the mason-built stone and stucco exterior of this timeless residence is an impeccable presentation of classic Mediterranean architecture. Polished refinement with a sophisticated style, this exceptional property exudes the traditional Southern European charm and features an open main floor plan ideally suited for today's modern lifestyle. Well-considered details grace the living areas including heated tile flooring, arched doorways, wood framed windows, custom quality cabinetry and fashionable décor. Expansive French doors in the living/dining area open to a sun-soaked courtyard patio. The spacious kitchen is an open culinary centre for the gourmet chef with fine appliances, large island, abundant counter top space and cabinetry and a butler's pantry. An added bonus is the separate 465 sp. ft. studio/cottage connected by a glass-covered breezeway and reflecting the artistic style of the home. An inviting and romantic vibe!

Macdonald Realty  
101-170 Fulford Ganges Road  
Salt Spring Island, BC V8K 2T8  
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*Offered at \$749,000*

**henri procter**

personal real estate corporation

[www.realtysaltspringisland.com](http://www.realtysaltspringisland.com)

ADDRESS: 225 South Bank Dr.

MLS#: 376540

PID: 003-256-928

LEGAL: Plan VIP22483, Lot 13, Sec 12, Rge 1E, Cowichan District, Portion North Salt Spring Island.

PRICE: \$749,000

LISTED BY: HENRI PROCTER, PREC

TAXES 2016: \$5,159

PHONE: 250.537.1201

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S. COMM: 3% & 1.5%

PAGER: 1.800.537.1201

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LOT SIZE: 0.51 acres

AREA (finished): 2,370 sq. ft.

AGE: 1995

WATER: Community

EXTERIOR: Stone, Stucco

ZONING: RW1

WASTE: Septic

HEAT: electric, in-floor

ROOF: Metal

LEVELS: 2

BEDROOMS: 3

BATHROOMS: 3

MAIN UPPER LEVEL : 1,656 sq. ft.

LIVING ROOM: 22 x 22

DINING ROOM: 12 x 16

KITCHEN: 15 x 15

PANTRY: 8 x 7

MAIN BEDROOM: 19 x 12

ENSUITE BATH: 4 pce

WALK IN CLOSET: 7 x 8

BATHROOM: 3 pce

BEDROOM: 12 x 12

HALLWAY/SEATING AREA: 20 x 8

LOWER LEVEL: 714 sq. ft.

ENTRANCE: 14 x 8

FAMILY ROOM: 15 x 12

DEN: 15 x 12

LAUNDRY: 7 x 8

BATHROOM: 2 piece

COTTAGE/STUDIO: 465 sq. ft.

LIVING AREA: 16 x 17

DEN: 5 x 9

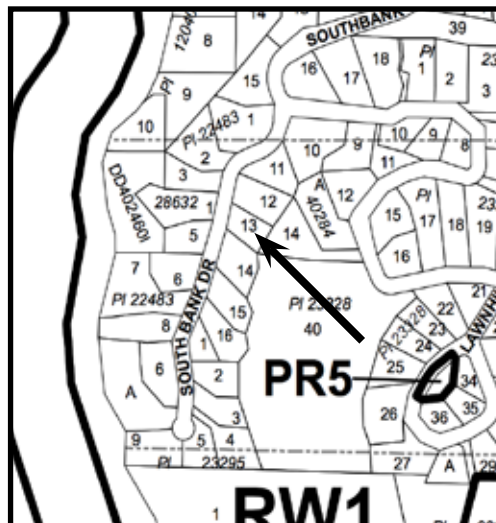
BATHROOM: 3 pce.

DECK: 32 x 7

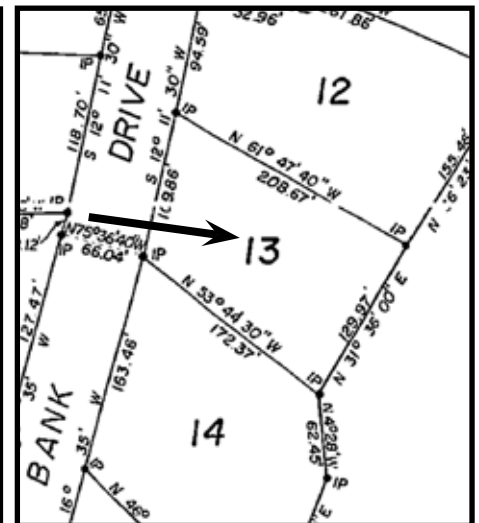
COTTAGE DECK: 16 x 8



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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