



A Piece of Waterfront Paradise

Absolutely enchanting and rare is this west-facing, completely private and secluded 111 acre waterfront estate with extensive shoreline frontage of 1,200 feet. It is the first time to market for this property, which holds a split zoning designation, allowing for the possibility of multiple densities and a myriad of options. A 2,750 sq. ft. custom built immaculate home enjoys this extraordinary setting with the most serene ocean to island views and a truly peaceful and tranquil environment, offset only by birdsong and the gentle whistling of the breeze. Off the grid living, but with no compromises, as all modern conveniences are accounted for. The most gorgeous "Garden of Eden" landscaping, perfectly designed and tended to by the resident hobby gardener, is contained in a fully fenced area surrounding the house. The remaining acreage is just as nature intended, giving access to all the amazing west coast wonders at your doorstep. Truly a one of a kind, once in a lifetime opportunity!

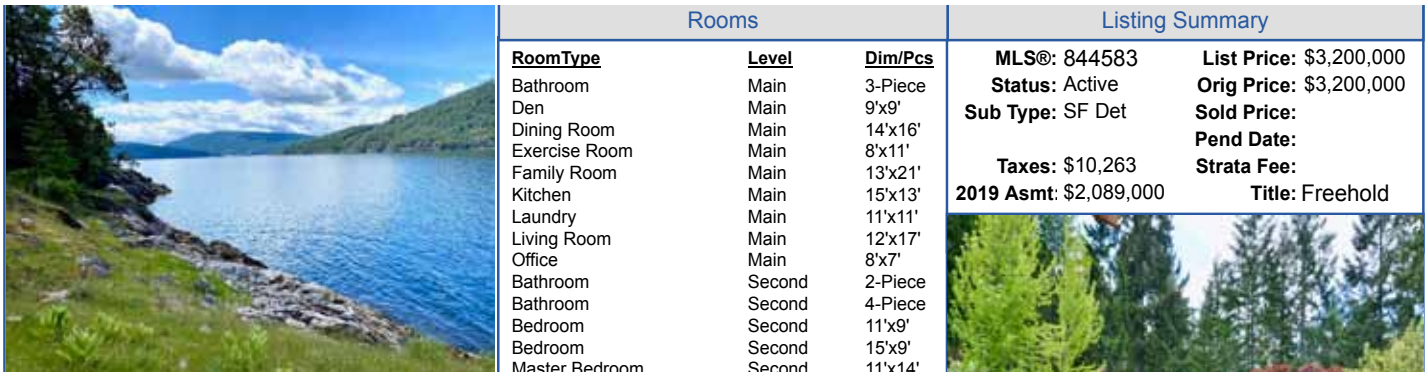
\$3,200,000

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LP LUXURY PORTFOLIO INTERNATIONAL



**230 Shepherd Hills Rd
GI Salt Spring ~ V8K 2H8**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 0
Bth 2Pce: 1 **Storeys:**
Bth 3Pce: 1 **Fin SqFt:** 3,131
Bth 4Pce: 1 **Unfin SqFt:** 87
Bth 5Pce:
Ens 2Pce: **Bed & Brk:**
Ens 3Pce: **Addnl Acc:**
Ens 4+Pce: **Basement:** Crawl Space
App Incl: **FP Feat:** Family Room, Living Room, Wood Stove
Intr Ftrs

Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	3-Piece
Den	Main	9'x9'
Dining Room	Main	14'x16'
Exercise Room	Main	8'x11'
Family Room	Main	13'x21'
Kitchen	Main	15'x13'
Laundry	Main	11'x11'
Living Room	Main	12'x17'
Office	Main	8'x7'
Bathroom	Second	2-Piece
Bathroom	Second	4-Piece
Bedroom	Second	11'x9'
Bedroom	Second	15'x9'
Master Bedroom	Second	11'x14'
Office	Second	4'x6'
Storage (Unfin)	Main	6'x11'

Listing Summary	
MLS@: 844583	List Price: \$3,200,000
Status: Active	Orig Price: \$3,200,000
Sub Type: SF Det	Sold Price:
Taxes: \$10,263	Pend Date:
2019 Asmt: \$2,089,000	Strata Fee:
	Title: Freehold



Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt		1,860	863		
Beds			3		
Baths		1	2		
Kitchens		1			

Building Information

Built (est) 2006 **Lgi NC Use:** **Frnt Faces:** SW **Bldg Style:** West Coast **Cool:**
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Propane, Solar, Wood
Const Mt: Frame Wood, Stucco **EnerGuide Rtg/Dt:** **Roof:** Metal
Ext Feat: Fencing: Partial **Fndn:** Poured Concrete
Accss Ground Level Main Floor

Lot/Strata Information

Lot Size 4,859,554sqft / 111.56ac **Dims (w/d):** **Waterfront:** Ocean
Prk Type: Driveway **View:** Water
Water: Well: Drilled **Waste:** Septic System **Services:**
Lot Feat: Private, Rectangular Lot, Wooded Lot
Complex: **Prk Tota** 0 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx** **Prk Cm Prp:** **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? **Lvls/Suite:** 2 **Assmt Incl:**
Shrd Am:



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