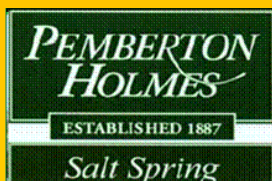


Semi-Waterfront Ocean View Property



Lovely, high quality one level home on a private, semi-waterfront 2.7 acres with a view of Trincomali Channel and Galiano Island beyond. The property was professionally developed with the home deliberately set back from the road for privacy. Custom designed and quality built in 2005 with further interior finishing and addition in 2007 and 2012 respectively. One level open concept with maple floors throughout, 3 bedrooms, 2 baths including a lavish ensuite, lovely kitchen, wood stove, French Doors and generous deck. The property has a very nice low bank waterfront portion with easy access to the sea, separate fully finished garage/workshop, paved driveway, underground services, fenced garden and its own CRD approved water catchment system for domestic use throughout the year with excellent quality soft water. The home is wired for an emergency generator with an approved transfer panel. On a quiet rural scenic road and only a few minutes drive from town.

\$815,000
MLS 383826



Tom Navratil
cell: 250-537-7815
office: 250-537-5553
toll free: 1-888-608-5553
www.SaltSpringRealestate.com
SaltSpringHomes@gmail.com



ADDRESS: 650 Walkers Hook, Salt Spring Island, B.C.

LEGAL DESCRIPTION: Lot 4, Plan VIP5742, Distric Lot 22 , NSSI, CD

PRICE: \$815,000

HEAT: Baseboard, Floor Radnt, Wood Stove

LOT SIZE: 2,70 ac

LEVELS: 1

TOTAL FINISHED AREA: 2,107 sq. ft.

TAXES (2017): \$2,836.00

PID: 005-924-227

WATER: Other

WASTE: Septic System

BEDROOMS: 3

MLS #: 383826

AGE: 2005

LISTED BY: Tom Navratil
250-537-7815

ZONING: Residential

POSSESSION: TBA

BATHROOM: 2

MAIN LEVEL: 2,107 sq. ft.

LIVING ROOM: 13 x 21

DINING ROOM: 10 x 8

KITCHEN: 12 x 8

MAST. BEDROOM: 18 x 10

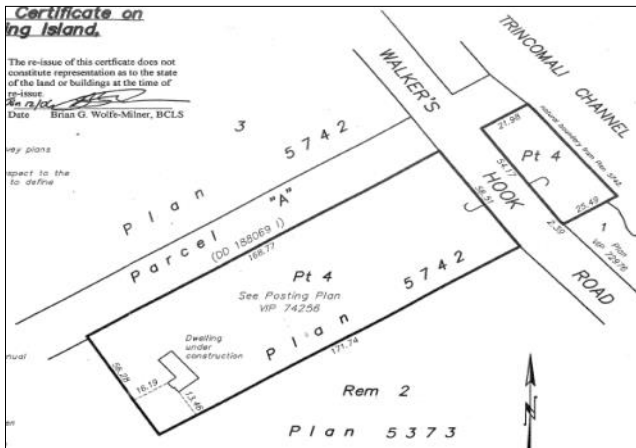
ENSUITE: 5 pc

LIVING-ADDL.: 21 x 22

BEDROOM: 15 x 13

BATHROOM: 4 pc

BEDROOM: 13 x 12



Above information is from sources believed to be reliable but should not be relied upon without verification. Pemberton Holmes Salt Spring assumes no responsibility for its accuracy.