

Truly Salt Spring!



\$1,295,000

Beautifully crafted home with large guest accommodation, huge 2-level shop on 10+ acres. Hand crafted 3,000+ sq. ft. home plus an attached 2,000 sq. ft. guest accommodation on 10.36 acres. The double level heated shop with ample power has 950 sq. ft. on the main floor and 800 sq. ft. upstairs. Many improvements were made to the house and property in 2007 and 2008 including a septic upgrade; installation of 2 generators; water storage increased to 7,000 gallons; upgrade of the water supply pressure tank; a new well pump; new gutters with snow guards. The location of this property offers supreme privacy, mixed forest and incredible sun. This is truly a one-of-a-kind property!



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**MACDONALD
REALTY**
SALT SPRING ISLAND

ADDRESS: 270 West Eagle Drive	MLS # : 272167	
LEGAL: Lot 10, Sec. 7, DL 4 & 9, NSSI, CD, Plan 38999		PID: 001-008-234
PRICE: \$1,295,000	LOT SIZE: 10.36 acres	
TAXES 2009: \$3,891	SERVICES: Drilled Well & Septic	
TOTAL SQ. FT: 5,070	ZONING: R	
LISTED BY: Kelly Regen, Macdonald Realty Salt Spring		PHONE: 1-800-537-1201
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MAIN HOME: 3,070 sq. ft.

LEVEL ONE: 1,715 sq. ft.

ENTRY: 12 x 8	LIVING ROOM: 16 x 26	DINING: 18 x 18
KITCHEN: 8 x 20	FAMILY ROOM: 16 x 18	BATHROOM: 4 Piece

LEVEL TWO: 1,355 sq. ft.

MASTER BEDROOM: 16 x 18	BATHROOM: 4 Piece	BEDROOM: 13 x 15
BEDROOM: 16 x 14	BEDROOM / OFFICE: 12 x 12	

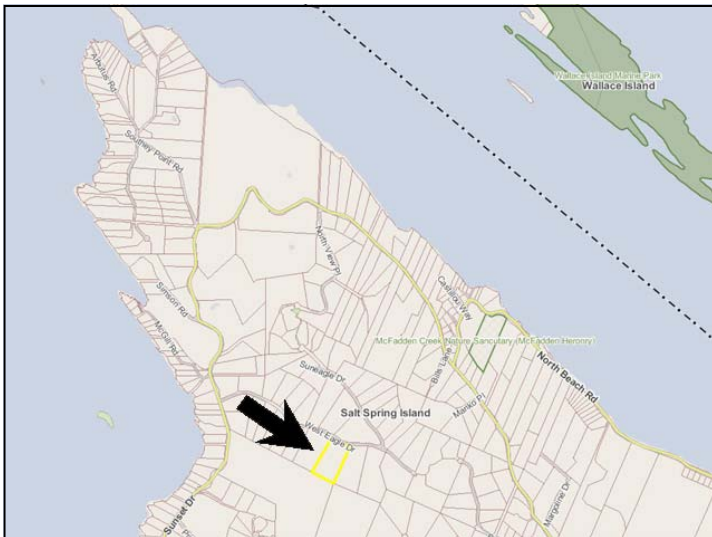
GUEST ACCOMMODATION: 2,000 sq. ft.

LEVEL ONE: 1,000 sq. ft.

CANNING KITCHEN: 12 x 13	LIVING ROOM: 12 x 13	DINING: 10 x 11
LAUNDRY: 6 x 9	BATHROOM: 3 Piece	

LEVEL TWO: 1,000 sq. ft.

MASTER BEDROOM: 11 x 14 (irregular)	ENSUITE: 3 Piece	STORAGE: 9 x 14
OFFICE / DEN: 11 x 20	BEDROOM: 9 x 11	ENSUITE: 3 Piece



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