

# *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!



**KELLY REGEN**  
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1-800-537-1201

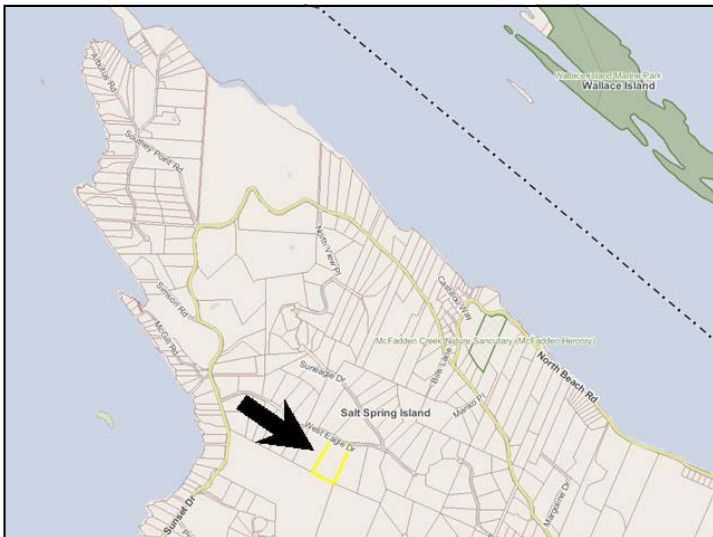
[www.gulfislandsrealestate.com](http://www.gulfislandsrealestate.com)

  
**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 2010:** \$4,287      **SERVICES:** Drilled Well & Septic  
**TOTAL SQ. FT:** 5,070      **ZONING:** R  
**LISTED BY:** Kelly Regen, Macdonald Realty Salt Spring      **PHONE:** 1-800-537-1201  
**WEBSITE:** www.gulfislandsrealestate.com      **FAX:** 250.537.2046

**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.