

Sunny Lakefront Paradise



Immaculate lakefront home on 1.2 acres of forest & sweeping lawns toward the lakeshore. Immaculate 4+ bedroom 3 bathroom home with European flair, warm wood finishing, soaring ceilings, beautiful lake views, ceramic tile floor with in-floor heat, conservatory, custom kitchen with light colour granite countertops, in-law suite, soapstone wood stove, extensive decks, hot tub, new septic in 1997. Newly renovated pier, 2 docks, lakeside boathouse with power, carport, workshop, shed, 5th wheeler and a near new John deer tractor, all included! On municipal water and only a short drive from town.

\$895,000 Mls# 276078



Salt Spring Realty

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ADDRESS: 130 Bradbury Road, Salt Spring Island, B.C.

MLS #: 276078

LEGAL DESCRIPTION: Lot 6, Plan 21539, Sec 6, RI E, NSSI, CD

PRICE: \$895,000

LOT SIZE: 1.2 acres

AGE: 1986 w/many upgrades

TAXES (09): \$3,682

WATER: Piped

LISTED BY: Tom Navratil

TOTAL FINISHED AREA: 3,044 Sq. Ft.

BATHROOMS: 3

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HEAT: In-floor, baseboards, wood heater

BEDROOMS: 5

PHONE: 250-537-7815

MAIN LEVEL: 1,150 Sq. Ft

UPPER LEVEL:

LOWER LEVEL: 916 Sq. Ft.

ENTRANCE: 16 x 5

MASTER BEDROOM: 15 X 12

FAMILY ROOM/OFFICE: 20 x 16

LIVING ROOM: 24 x 12

BATHROOM/ENSUITE: 4 pc

BEDROOM: 11 x 9

KITCHEN: 11 x 11

BEDROOM: 12 x 9

BEDROOM: 11 x 10

BATHROOM: 3 pc

BEDROOM: 10 x 7

BATHROOM: 3 pc

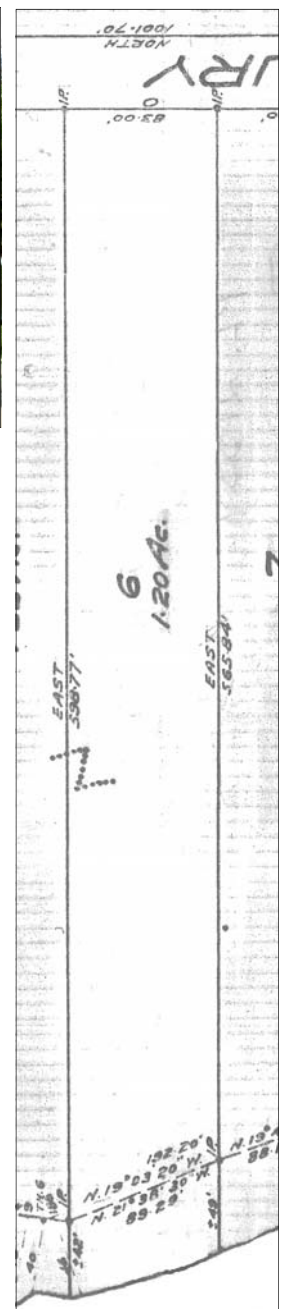
SITTING AREA: 13 x 12

CONSERVATORY: 12 x 11

LAUNDRY AREA: 6 X 5

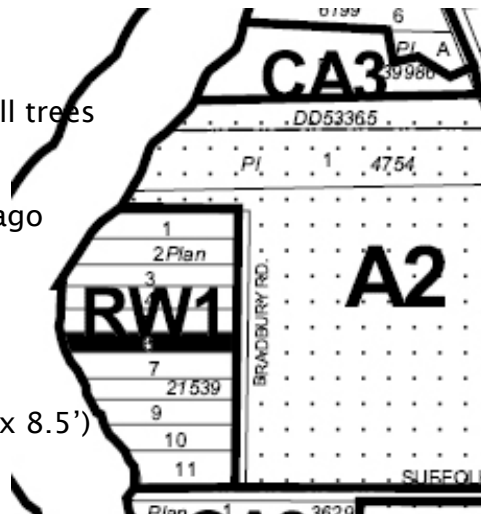
MEDIA AREA: 12 x 12

HOT TUB



Other features of this property:

- Rock pillars at entryway with lights
- Estate like winding driveway through tall trees
- Gently sloping grass field to shoreline
- Fruit and palm trees
- Kitchen completely remodeled 2 years ago
- Ceramic tile floor with in-floor heat
- Large storage/workshop (16' x 16')
- Double carport (19' x 18')
- Fenced dog pen (27' x 16')
- Gazebo with picnic table
- Lakeside boat house with power (11.5' x 8.5')
- Grass yard sprinkle system
- Municipal water
- Large pressure septic system
- Single lake dock renovated 2008
- Large patio replaced in 2005
- Long life special enhanced metal roofing tiles
- Greenhouse (6' x 8') & potting shed
- Covered fire wood shed and metal storage shed
- 5th wheeler 26', used for extra guest accommodation
- John Deer tractor - 3 years old - L120
- 8 ft octagonal hot tub
- New septic system in 1997



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