

# *Spectacular Sunset Beach*



Exceptional walk-on oceanfront acreage (4.2 acres) with a beautiful sheltered cove complete with clams, oysters, crabs and prawns! Enjoy panoramic view and incredible sunsets from the heated pool or the custom built 4 bedroom home, designed to enjoy all aspects of waterfront living (1991 addition by Schubart). Featuring one level living with lower level guest accommodation, generous decks, lavish master bedroom suite, two fireplaces, 600 sq.ft. rec. room, cozy court yard, the heated swimming pool & much more. In a private setting, this fully fenced property includes separate 1200 sq.ft. workshop, its own boat launching ramp, beachside float plane/boat house with power & water, swimming float, separate studio, stately driveway, trails, pond, creek and a lot more! Zoning allows for a guest cottage.

**\$2,800,000 \*** mls# 272879



Salt Spring Realty

Ganges, Salt Spring Island, B.C.

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<b>ADDRESS:</b> 630 Sunset Drive, Salt Spring Island, B.C., Canada	<b>MLS#:</b> 272879
<b>PRICE:</b> \$ 2,800,000 Cad	<b>LOT SIZE:</b> 4.20 ac
<b>TAXES 2009:</b> \$7,467	<b>WATER:</b> Municipal
	<b>AGE:</b> Est. 1980/1991
	<b>ZONING:</b> R , allows for cottage DPA: 3

<b>AREA TOTAL:</b> 3250 sq. ft	<b># of BEDROOMS:</b> 4	<b># of BATHROOMS:</b> 3
<b>HEATING:</b> Electric baseboard, 2 Fireplaces - one has insert (furnace is disconnected, reported never used by the current owners)		

*MAIN LEVEL - 1925 SQ. FT. :*

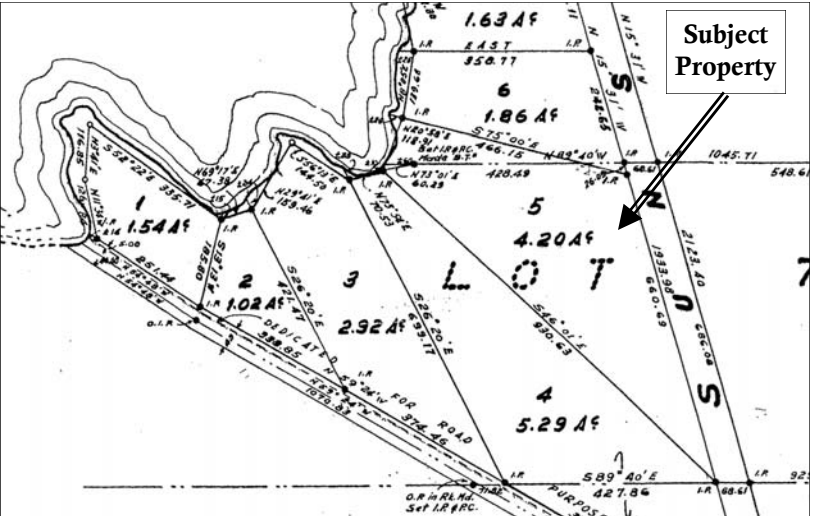
<b>LIVING ROOM:</b> 34 x 18 & 14 x 10	<b>KITCHEN:</b> 12 x 11	<b>BATHROOM:</b> 2 pc
<b>DINING ROOM:</b> 14 x 9	<b>MASTER BEDROOM:</b> 19 x 14	<b>ENSUITE:</b> 4 pc

*LOWER LEVEL: - 1325 SQ. FT.:*

<b>BEDROOM #2:</b> 12 x 120	<b>BEDROOM #4 or OFFICE:</b> 12 X 10	<b>ADD'L UNFINISHED:</b> 160 sq.ft.
<b>BEDROOM #3:</b> 12 x 10	<b>BATHROOM:</b> 3 pc	<b>REC. ROOM:</b> 35 x 19



- Private sandy cove
- Walk-on beach and promontory
- Spectacular sunsets
- Boat launching ramp and boat house
- Stately driveway through tall forest
- Seasonal creek and pond
- Heated ocean view swimming pool
- 1200 sq.ft separate workshop
- 22 x 16 separate studio
- Property completely fenced
- Clear trails across & along the perimeter
- Float plane friendly
- Truly a paradise!



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



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