



SEA TO SKY
PREMIER
PROPERTIES

196 Channel Ridge Drive

Salt Spring Island



MLS: V923098

PID: 005-938-911

Legal Description: Plan 44541, Lot 3, Sec.10, Rg.2W, LD 16, NSSI

Area: 1,690 sq.ft. **2 bed/2 bath** **Lot Size:** 1.63 Acres

Water: Municipal **Waste:** Septic

Panoramic Vista - "move-in ready" Home!

Sited in prestigious Channel Ridge Estates area of Salt Spring, with lovely vista of ocean & mountains, this property offers privacy plus proximity to all amenities/services. Sunny exposures, decking to and contemplate, nicely treed and natural landscaping. The welcoming home features wood floors, vaulted-plan living/dining area with gas fireplace, modern conveniences in country style kitchen, master ensuite with own decking out. Generous storage throughout, 2-car garage, fenced yard area for your pet. This is absolutely in prime condition for you to just move right in and enjoy the sought-after Salt Spring lifestyle of today. An ideal retirement opportunity or setting for professionals working from home.

"Best Buy" Oceanview Opportunity! Offered at \$629,000

Website Details: www.liread.com/1726.htm

Managing Broker: Li Read

250-537-8763 email: liread33@gmail.com

Office: 4-105 Rainbow Road

Salt Spring Island V8K 2V5



196 CHANNEL RIDGE DR - V8K 1G5

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Area	Islands-Van. & Gulf	Bedrooms	2
Sub Area	VI Salt Spring Island	Bathrooms	2
City/Town	No City Value	Ensuite	1
Property Type	Single Family	Kitchens	1
Listing Status	Active	List Price	\$629,000
Taxes	\$3,036 (2011)	Sale Price	
Complex/Subdiv		Sale Date	
Prop. Disclosure			
Title	Freehold Non Strata,Registered Owner		
Possession			

Total # Rooms	8	Age at List Date	21	Style of Home	Rancher/Bungalow
Municipal Charges		Year Built	1990	Exterior Finish	Wood
Renovations		Fin. Levels	1	Roof	Wood
Year of Reno		Price per Sqft		Flooring	Hardwood,Other
Fireplaces	1	R/I Fireplaces		Construction	Frame - Wood
Fireplace Fuel	Gas - Propane			Foundation	Concrete Perimeter
Suite				Water Supply	City/Municipal
Crawl/Bsmt Hgt				Heating/Fuel	Electric
Bsmt Area	Crawl				

Amenities	
Features Incl.	Fixtures Not Leased
Site Influences	Private Setting,Rural Setting,Treed,View Property,Paved Road
Outdoor Area	Patio(s) & Deck(s)
Services	Elec-Avail,Sewer-Septic,Water-Avail
Legal Desc	PL VIP 44541 LT 3 SEC 10 R2W LD 16 NSSI
Restrictions	

Sqft Fin.	1,690	Sqft Unfin.	0	PID Number	005-938-911	Zoning	RES
Grand Total	1,690			Frontage (metric)	0.0	Lot Size (Sqft)	71,002
ROOMS				Frontage (ft)		Lot Size (acres)	1.63
	Bsmt	Main	Above	Lot Depth (ft)		Dist to Trans	
Fin. Sqft	0	1,690	0	Directional Exp.		Dist to School	
Entrance Hall		10x7		View Desc.	OCEAN, MOUNTAIN		
Living Room		22x17		Out Buildings			
Dining		12x10		Total Prkng			
Kitchen		10x10		Covered Prkng			
Master Bedroom		17x13		Parking	Garage; Double,Other		
Bathroom		4pc		Driveway			
Ensuite		5pc		Prkng Access			
Bedroom		13x10					
Solarium		13x8					
Laundry		11x5					
Number Of Units				Financial			
1 Bdrm		Bach./Studio		Income As At		Less Oper. Exp.	
2 Bdrm		3 Bdrm		Income Per Year		Net Oper. Inc.	
		Other Units					

This pleasing Gulf Islands property, located in Salt Spring's prestigious Channel Ridge Estates, enjoys a panoramic vista of ocean & mountains with sunny exposures, privacy and proximity to island's amenities/services. The recently updated 2 bdrm/2 bath residence would be an ideal retirement opportunity or a perfect setting for professionals working from home. Features include wood floors, conveniences in country kitchen, vaulted-plan living/dining area with gas fireplace, master/ensuite with decking out. A 2 car garage, sunny decking, storage, fenced yard. This home is absolutely 'move in ready' to enjoy the sought-after Salt Spring lifestyle of today. A very best buy ocean view opportunity.

Listed By: SEA TO SKY
PREMIER (SLTSPG)

Buyer Initials: Date:

This listing information is provided to you by:

LIANE READ

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liread33@gmail.com <http://www.liread.com>

SEA TO SKY PREMIER (SLTSPG) - Ph: 250-537-8763

#4 - 105 Rainbow Road, Salt Spring Island, BC. <http://www.liread.com>

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation