

▪ ▪ ▪ Mediterranean Ocean View ▪ ▪ ▪

\$1,090,000



Enjoy Mediterranean living on Salt Spring Island. Designed with superb attention to detail, this 4,200 sq. ft. custom home is sited on 1.8 acres with 180° uncompromised ocean views over Trincomali Channel towards the mainland. Grand double doors lead through a large entry foyer to a living room of generous proportion. The large patio adjacent, accessed through French doors, expands the entertainment area. Every gourmet cook will covet the stainless steel/granite tile kitchen. Both the indulgent master suite, with a reading area and fireplace, and a luxurious ensuite take full advantage of the stunning ocean view. Inspiration will strike in the tranquil Artisan's room. Guest space is privately set apart. The established landscape is charming and easy care. This home is elegant yet casual and a must see.



KELLY REGEN

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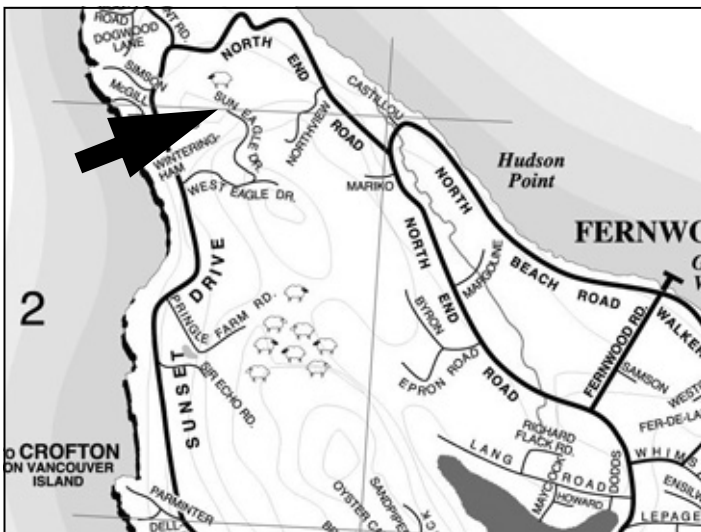

**MACDONALD
REALTY**
SALT SPRING ISLAND

ADDRESS: 268 Suneagle Drive, Salt Spring Island	MLS #: 277742
LEGAL DESCRIPTION: Lot 2, District Lot 19, NSSI, Plan VIP73685	PID #: 025-422-936
LOT SIZE: 1.83 Acres	TAXES (09): \$5,382
WATER: Drilled Well	WASTE: Septic
LEVELS: 2	TOTAL AREA: 4,180 Sq. Ft.
ROOF: Metal	EXTERIOR: Wood
BEDROOMS: 2	BATHROOMS: 3
	YEAR BUILT: 1992
	HEATING: Electric, Wood

LEVEL 1: 3,190 Sq. Ft.		
ENTRANCE: 22 x 9	LIVING: 28 x 23	DINING: 15 x 13
KITCHEN: 15 x 15	OFFICE: 10 x 9	HOBBY ROOM: 17 x 16
MASTER BEDROOM: 20 x 15	ENSUITE: 5 Piece	BATHROOM: 2 Piece
LAUNDRY: 19 x 6	OTHER: 13 x 7	OTHER: 12 x 7

LEVEL 2: 990 Sq. Ft.		
LIVING ADDTL: 23 x 7	BEDROOM: 16 x 16	BATHROOM: 4 Piece

PRICE: \$1,090,000	S. COMM.: BA	POSSESSION: TBA
LISTING SALESPERSON: Kelly Regen, Macdonald Realty Salt Spring		
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* Above information is believed to be true, Macdonald Realty Salt Spring assumes no responsibility for its accuracy.