

# SPECTACULAR VIEW with PRIVACY!

Annas Drive, Salt Spring Island, B.C.



Situated on a sunny private acreage with a spectacular ocean, island & mountain view, this impressive Post & Beam home was custom designed and professionally built to the high standards. One level living with ample guest accommodation on the lower floor with no less impressive view. Eclectic in nature, this near new spacious home features vaulted ceilings, high windows, wood & tile floors, stone fire places, separate dining room, library with a fire place, separate garage and more. A productive vegetable garden, wrought iron gates, seasonal creek & lovely landscaping complete the picture. Owner is in the process of adjusting the property lines “horizontally” in such a way that this lot would be even wider toward the view! Contact the listing Agent for more info.

**\$1,395,000** MLS# 268212

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Salt Spring Realty

ADDRESS: 188 Annas Drive, Salt Spring Island, B.C., Canada (Proposed Lot A)

PRICE: \$1,395,000

MLS#: 268212

AGE: 2001

LIVING AREA TOTAL: 5200 Sq.Ft.

Prop Lot SIZE: 12.9 ac +/-

ZONING: Residential

SEWER & WATER: well/septic

TAXES 2009: \$5,119.00

LISTED BY: TOM NAVRATIL

MORE PHOTOS: [www.saltspringrealestate.com](http://www.saltspringrealestate.com)

PHONE: 250-537-7815

TOTAL FIN. AREA: 5,200 sq.ft.

# of BEDROOMS: 5

# of BATHROOMS: 4

MAIN LEVEL: 2,600 sq.ft.

FOYER: 12 x 12

LIBRARY: 11 x 10

MUD ENTRY/LAUNDRY: 15 x 10

LIVING ROOM: 26 x 23

MASTER BEDROOM: 21 x 15

BREAKFAST NOOK: 11 x 9

DINING ROOM: 14 x 12

ENSUITE: 18 x 11 (5 pc)

WALK-THROUGH CLOSET: 16 x 16

KITCHEN: 15 x 13

POWDER ROOM: 6 x 6 (2 pc)

PANTRY: 8 x 4

LOWER LEVEL: 2,600 sq.ft.

BEDROOM #2: 12 x 11

FAMILY ROOM: 23 x 22

OFFICE: 16 x 12

BEDROOM #3: 14 x 10

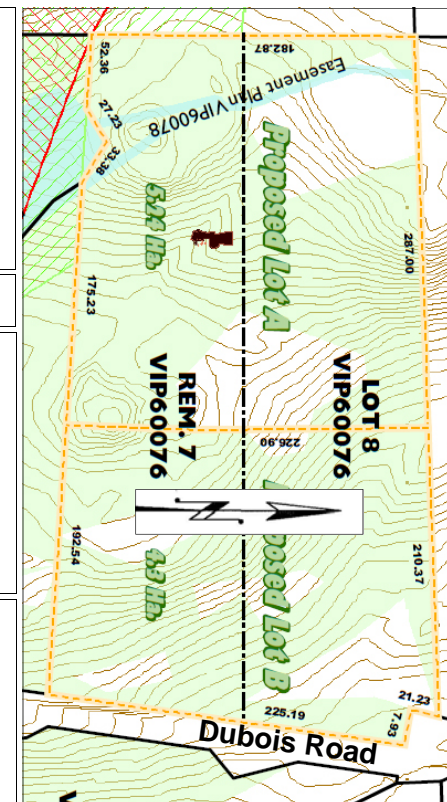
BATHROOM: 10 x 6 (3 pc)

STUDIO: 16 x 15

GUEST SUITE: 18 x 11

ENSUITE: 14 x 6 (4 pc)

STORAGE: 28 x 7



- **Fireplaces:** Stone, two-way between kitchen and living room, propane F/P in library and master bedroom. F/P insert in the Family room downstairs with fan driven vents to upstairs.
- **Heating:** Forced air electric (main source of heat) used mainly in early mornings as house heats up quickly from the sun or woodstove insert. The furnace has electronic air cleaner and fresh air exchanger and is plumbed for a heat pump. Floor of master ensuite has in-floor electric heat.
- **Hot Water:** Two 40-gallon heaters with continuous movement of the water through the house.
- **Electric:** 400 amp service with 6.5 Kw back-up generator in the pump house.
- **Sound/Video System:** Central system in the kitchen allows individual room choice of music from CDs/Satellite/off. Satellite TV with coax to major rooms.
- **Internet:** Extremely high speed Internet by Gulf Island Wireless. House is completely wired with CAT5 cable, current distribution: wireless.
- **Intercom:** Panasonic PABX with up to eight extensions and doorbell (currently not being used as it is unnecessary for two people).
- **Fencing/Gate /Security:** The electric gate is South African made high security but is used to keep out deer. The motors are chain driven 12v dc. A battery backup provides about two days operation but otherwise is charged from an ac charger housed in the post. Approximately 1.5 acres is fenced and we had no breaches from deer since it was expanded in the spring. The house is wired for alarms but never installed. Floodlights on each corner which are rarely used.
- **Garden:** Large perennial and vegetable garden with automatic watering system is installed. New cleared area at the entrance was done to get more light into the gardens. The area is plumbed for sprinklers. Power and control cables for sprinklers are also in the ground.
- **Garage:** One car garage with space for a workshop but completely used as a workshop. Separate carport and parking bay.

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