

# Maracaibo Waterfront 1289 Nose Point Road



Perched above the ocean on nearly an acre is this peaceful and private waterfront sanctuary with sensational views over an enchanting blue bay. The bright, meticulous home has a main level open concept living plan, thoughtfully designed with custom features, including quality gourmet kitchen, slate flooring, banks of floor to ceiling windows and light welcoming skylights. Energy efficient geo thermal heating throughout and low e argon commercial windows and skylights. Gorgeous outdoor living space with fab ocean views, south western exposure, enchanting gardens, spacious sun decks, impressive stonework and a waters edge hot tub. With all the favourable benefits that Maracaibo living entails including 189 acres of common land with an extensive trail network, swimming lagoon, clamshell beaches, tennis courts, clubhouse, rental cottages and the best sheltered deep-water moorage in the Gulf Islands. This is a delightful, environmentally sensitive and family friendly community of quality homes which is regularly patrolled and well managed, offering both security and peace of mind. The island dream comes to life at this very special place! (Price does not include cost of Maracaibo share.)

Offered at \$2,295,000

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**Henri Procter**  
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Macdonald Realty Ltd.  
101-170 Fulford Ganges Road  
Salt Spring Island, BC V8K 2T8



**1289 Nose Point Rd  
GI Salt Spring ~ V8K 1S5**

Finished Rooms				
Rooms / Lvl	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Entrance	1,558	1,697		
Living		12x6		
Dining		15x21		
Kitchen		13x17		
Mast Bdrm		17x12		
Bathroom		12x14		
Family	4	3		
Bedroom	15x20			
Bedroom	13x16			
Bedroom	12x11			
Laundry	8x12			
Utility	8x6			
Ensuite		4		
Laundry		17x7		
Walk-in Closet		9x7		

Listing Summary	
<b>MLS@:</b> 413064	<b>List Price:</b> \$2,295,000
<b>Status:</b> Current	<b>Orig Price:</b> \$2,295,000
<b>SubClass:</b> SF Det	<b>Sold Price:</b>
	<b>Pend Date:</b>
<b>Taxes:</b> \$7,122	<b>Mth Assmt:</b> \$160
<b>2019 Asmt:</b> \$1,327,000	<b>Title:</b> Frhld/Strata



Interior Details	
<b>Layout:</b> Main Level Entry with Lower Level(s)	
<b>Bedrms:</b> 3	<b>Kitchens:</b> 1
<b>Baths Tot:</b> 3	<b>Fireplaces:</b>
<b>Bth 2Pce:</b>	<b>Main Lev:</b> Level 1
<b>Bth 3Pce:</b> 1	<b>Fin SqFt:</b> 3,255
<b>Bth 4Pce:</b> 1	<b>Unfin SqFt:</b> 323
<b>Bth 5Pce:</b>	<b>Bed &amp; Brk:</b>
<b>Ens 2Pce:</b>	<b>Adnl Acc:</b>
<b>Ens 3Pce:</b>	<b>Basement:</b>
<b>Ens 4+Pce:</b> 1	<b>FP Feat:</b>
<b>App Incl:</b>	
<b>Int Feat:</b>	

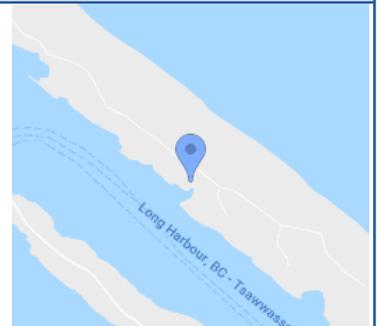
Unfinished Rooms				
Storage	15x17			
Garage	25x23			
Greenhouse	6x12			
Patio	30x24			
Patio	20x10			

Schools		
<b>Elementary</b>	<b>Middle</b>	<b>Senior</b>

Building Information					
<b>Built (est)</b> 2002	<b>Lgl NC Use:</b>	<b>Frnt Faces:</b> S	<b>Bldg Sch:</b>	<b>Bldg Style:</b> West Coast	<b>Fuel:</b> Electric
<b>Lsd Equ:</b>		<b>Rear Faces:</b>	<b>Bldg Warr:</b>		<b>Heat:</b> Floor Radnt, Geothermal, Heat Pur
<b>Const Mt:</b>			<b>EnerGuide Rtg/Dt:</b>		<b>Roof:</b> Metal
<b>Ext Fin:</b> Wood					<b>Fndn:</b> Concrete Poured
<b>Ext Feat:</b>					<b>Accss:</b> Ground Level Main Floor, Master B

Lot/Strata Information				
<b>Prk Type:</b> Garage Double	<b>Lot Size:</b> 42,689sqft / 0.98ac (est)	<b>Dims (w/d):</b>	<b>Shape:</b> Irreg.	<b>ALR?:</b>
<b>Water:</b> Co-Operative	<b>Prk #:</b>	<b>Driveway:</b> Gravel/Dirt		<b>SLot:</b> 42
<b>Lot Feat:</b> Wfront: Ocean	<b>Waste:</b> Septic System	<b>Services:</b>		
<b>Complex:</b>	<b>Mgd By:</b>	<b>Rent Alld?:</b> Unrestricted		
<b>SqFt Balc:</b>	95	<b>Yng Ag Alld:</b> 0		
<b>SqFt Prk:</b>	<b>Prk Cm Prp:</b>	<b>Pets Alld?:</b> Aquariums, Birds, Caged Mammals, Cats, Dogs: see r		
<b>SqFt Pat:</b>	<b>Prk LCP:</b>	<b>BBQs Alld?:</b> Yes		
<b>SqFt Strg:</b>	<b>Str Lot Incl:</b>			
<b>Gnd/Top?:</b>	<b>Com Str Itm:</b> Common Area			
<b>Shrd Am:</b>		<b>Assmt Incl:</b>		

**Photos and Map**



Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price of terms, and withdrawal without notice.

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# Maracaibo - Information

Maracaibo is a community comprised of individual lots, shared property, and membership shares. There are eighty-six freehold Strata lots and another nine freehold smaller lots near the Maracaibo core area. Private dwellings in Maracaibo range from modest cottages to architecturally designed and custom-built homes; lot sizes vary depending on location. As a management structure, Maracaibo is organized into two separate entities: Maracaibo Estates and Strata Corporation.

Maracaibo Estates is a property management company owned by its members. All members must own a share of Maracaibo Estates, regardless of whether they own a share independent of property, or own an individual lot or have built a home on that lot. Maracaibo Estates owns common property in Maracaibo, a highlight of which is the additional area of approximately twenty-five acres known as the "Core Area." Members of Maracaibo Estates have the right to use its amenities including cottages, marina, lagoon, courts, private hiking trails and Members' Lounge. The remaining 128 acres ("Lot 8" on the map) are owned by Maracaibo Estates and awaits future development.

The Strata Corporation ("Strata 905") is responsible for managing and maintaining the parkland, roads, wells, pumps, and water distribution system, including fire hydrants. Maracaibo operates its own water utility. The Strata contracts with Maracaibo Estates for road maintenance, fire smarting, trail building, maintenance and other services, and all lot owners have an interest in the Strata Corporation.

Membership at Maracaibo includes use of our resort-like facilities. Members, their personal guests and family are able to enjoy the recreational areas, including swimming in the lagoon, badminton, volleyball, rowboats, paddleboards, kayaks and canoes. In addition, there are cottages for rent and docks in the marina for lease. Washrooms, indoor and outdoor showers, and laundry facilities are nearby.

Two tennis courts and two pickleball courts allow you to improve your on-court skills. The two-acre saltwater lagoon is an ideal place for children to learn to swim, or for a late afternoon dip before dinner. Lounge chairs, a gazebo, multiple grills and the pizza oven offer a casual, comfortable place to bring the family and friends for lunch or dinner.



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