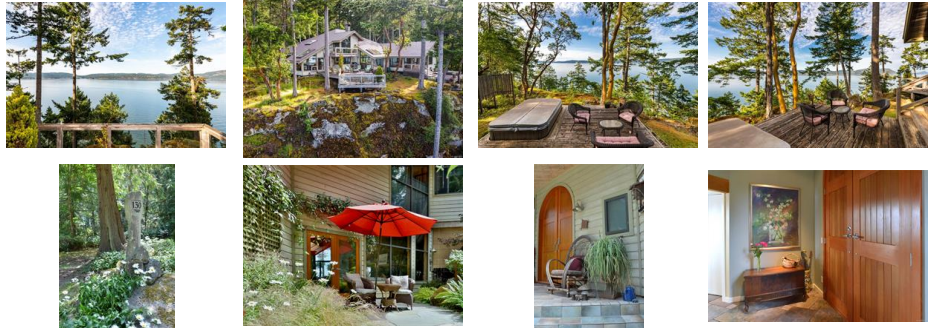




**Susan de Stein**  
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**130 Seclusion Lane Salt Spring BC V8K 1S4 MLS® No: 851664 \$1,495,000 Active**



MLS® No: **851664** List Price: **\$1,495,000**  
 Status: **Active** Orig Price: **\$1,495,000**  
 Area: **Gulf Islands** Sub Area: **GI Salt Spring**  
 DOM: **0** Sold Price:  
 Sub Type: **Single Family Detached** Title: **Freehold/Strata**  
 Pend Date:

	Lower	Main	Second	Third	Other
Fin SqFt		2,118	735		
Bedrooms		1	3		
Bathrooms		2	1		
Kitchens		1			

An architectural gem, whose design mirrors the rocky shoreline and showcases gorgeous ocean views from almost every room, this unique high bank waterfront property is in the special island enclave of Maracaibo Estates. Known for its commitment to land stewardship, Maracaibo is a bare land strata community offering extensive recreational amenities. Quiet, private, sited on a promontory for maximum light and ocean vistas, this special home features soaring ceilings, stunning stone fp, new 50 yr roof, a gracious layout. Main flr principal suite features spacious bedrm (gas fp), 5-pc ensuite incl soaker tub with views, its own deck for private hot tubs and relaxation; lots of space in separate office for 2 desks. Kitchen and main living spaces have easy access to decks, garden, patios. Extras: dble garage, greenhouse, established veggie garden. Maracaibo facilities include marina, swimming lagoon, tennis courts, walking trails, cottages, clubhouse. Maracaibo share purchased separately.

**Interior**

Beds: **4** Baths: **3** Kitchens: **1** Fireplaces: **3** Storeys:  
 FinSqFt Total: **2,853** UnFin SqFt: **478** SqFt Total: **3,331** Basement: **No** Addl Accom:  
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **1** Beds or Dens: **4** Laundry: **In House**  
 Layout: **Main Level Entry with Upper Level(s)** Appl Incl: **Dishwasher, F/S/W/D, Hot Tub**  
 Heating: **Electric, Hot Water, Propane, Radiant, Radiant** Cooling: **None**  
**Floor, Wood**  
 Intr Ftrs: **Cathedral Entry, Dining Room, Soaker Tub, Storage, Vaulted Ceiling(s), Workshop**

**Exterior/Building**

Built (Est): **1998** Front Faces: **Southwest** Storeys: Foundation: **Poured Concrete** Bldg Warranty: **No** Roof: **Other**  
 Construction: **Wood** Access: **Road: Paved** Bldg Style: **West Coast**  
 Lgl NC Use: Exterior Ftrs: **Balcony/Deck, Balcony/Patio, Fencing: Partial, Garden, Low Maintenance Yard**

**Lot**

Lot SqFt: **88,427** Lot Acres: **2.03** Dimensions: Shape: Waterfront: **Ocean** Water: **Cooperative**  
 Park Type: **Attached, Driveway, Garage Double** Park Spcs: **4** View: **Ocean**  
 Carport Spcs: **0** Garage Spcs: **2** Services: **Cable Available, Garbage, Underground Utilities**  
 Sewer: **Septic System** Restrictions: **Building Scheme, Other, Restrictive Covenants**  
 Lot Ftrs: **Cul-de-sac, Private, Marina Nearby, No Through Road, Quiet Area, Recreation Nearby**

**Legal/Public Records**

Assessed: **\$1,335,000** Assess Yr: **2020** Taxes: **\$6,332** Tax Year: **2019**  
 PID: **015-955-761** Roll No: **1177170** Zoning: Zone Desc: **Residential**  
 Plan Number: **VIS905** Lot: **79** Block: District Lot: **9** Land District: **16**  
 Legal Description: **Strata Lot 79, Plan VIS905, District Lot 9, Cowichan Land District, Portion NORTH SALT SPRING, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

**Strata**

Strata Fee: **\$236** Str Fee Year: **2020** Depr Rpt?: **Yes** Str Lot Incl:  
 Complex: Bldgs/Cmplx: **95** Str Lots/Bldg: Park Str Lot:  
 Park Cmn Sp: Park LCP Spc: Rent Allwd?: **Some Rentals See bylaws.**  
 Yngst Age: **0** Pets Allwd: **Yes See bylaws.**  
 BBQs Allwd: **Yes** Smoking Byl: **Unknown**

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