



Presented by:

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Active
R2894743
Board: V
House/Single Family

157 KINGFISHER LANE

Islands-Van. & Gulf
Salt Spring Island
V8K 1S5

Residential Detached

\$2,100,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$2,100,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1981
Frontage(feet): 0.00	Bathrooms: 3	Age: 43
Frontage(metres):	Full Baths: 2	Zoning: R
Depth / Size:	Half Baths: 1	Gross Taxes: \$7,338.46
Lot Area (sq.ft.): 0.00	Rear Yard Exp: South	For Tax Year: 2024
Lot Area (acres): 0.97	P.I.D.: 000-136-328	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: Yes: OCEAN VIEWS - LONG HARBOUR		
Complex/Subdiv: MARACAIBO		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: Community	

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Propane Gas**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
Type of Roof: **Wood**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **1** Parking Access:
Parking: **Add. Parking Avail., Garage; Single**
Driveway Finish: **Asphalt**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 60, PLAN VIS905, DISTRICT LOT 10, 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 **INTERBOARD DOUBLE EXPOSURE VREB**

Amenities: **Barn, Club House, Guest Suite, In Suite Laundry, Playground, Storage, Tennis Court(s), Workshop Attached**

Site Influences: **Marina Nearby, Paved Road, Private Setting, Recreation Nearby, Waterfront Property**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main):	1,892	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	550	Main	Family Room	17'10 x 15'1			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'10 x 13'8			x	Main 4
Finished Floor (Below):	170	Main	Kitchen	20'4 x 12'3			x	Above 2
Finished Floor (Basement):	0	Main	Living Room	21'1 x 18'8			x	Above 3
Finished Floor (Total):	2,612sq. ft.	Main	Primary Bedroom	11'1 x 18'11			x	
Unfinished Floor:	0	Above	Bedroom	8'2 x 12'1			x	
Grand Total:	2,612sq. ft.	Above	Office	7'3 x 12'1			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	10'11 x 12'8			x	
		Above	Bedroom	10'10 x 12'8			x	
		Below	Workshop	10' x 27'1			x	
		Below	Flex Room	7' x 10'11			x	
							x	
							x	

Suite:
Basement: **Crawl**

Crawl/Bsmt. Height: # of Levels: **2**
of Kitchens: **1** # of Rooms: **11**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee: **\$208.50**
ByLaw Restrictions: **No Restrictions**

Listing Broker(s): **RE/MAX Westcoast**

Royal LePge Duncan Realty Salt Spring Island

Peaceful living with spectacular views of Long Harbour. Perfectly positioned home on .97 acres south-facing, low bank oceanfront property with easy beach access. Designed by renowned west coast architect Hank Schubart - known for his use of 'wood and light' - this home can easily host family and friends but with a main level 'west wing' primary suite, the homeowner can still enjoy complete privacy. Large decks for year round enjoyment and entertaining. Located within Maracaibo, a unique community with shared amenities including a private marina/docks, swimming lagoon, tennis and pickleball courts, walking trails, shared common property, rental cottages and more. Call for more information.