

PEMBERTON
HOLMES

· ESTABLISHED 1887 ·

CHARACTER & CHARM

1588 Adelaide Street ~ Crofton, A Seaside Village

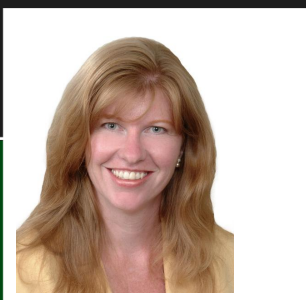


When character and charm is important to you, come view this home.

Character & Charm describes this ocean view home. Expansive views from the living room & year round sun room. The large, landscaped property boasts multiple fruit trees, edible grapes, fenced back yard, studio & separate greenhouse with rain collection system. The home has a newer (2006/07) roof, soffits, vinyl windows & exterior paint. Other newer features include 2 natural gas fireplaces & convection heating system. This home boasts a relaxed, open concept living room & bright kitchen with skylight. The 4pc main bath oozes charm with feature vanity. The main floor has 3 bedrooms, with room for a 4th bedroom down. Bonus in-house workshop for those that like to be creative. There is an active artisan's studio in the home so notice is required for all viewing appointments. Buyers must independently verify data.

Priced at
\$450,000

Area	Crofton	Age	Unknown
Bedrooms	3	Taxes	\$3,376
Bathrooms	2	Tax Year	2018
Lot Size	8,624 sqft	MLS#	453039
Floor Space	2727 sqft	Garage	Single



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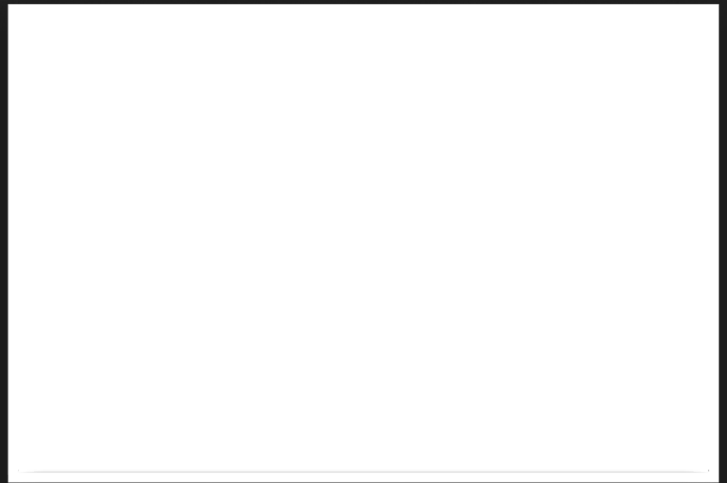
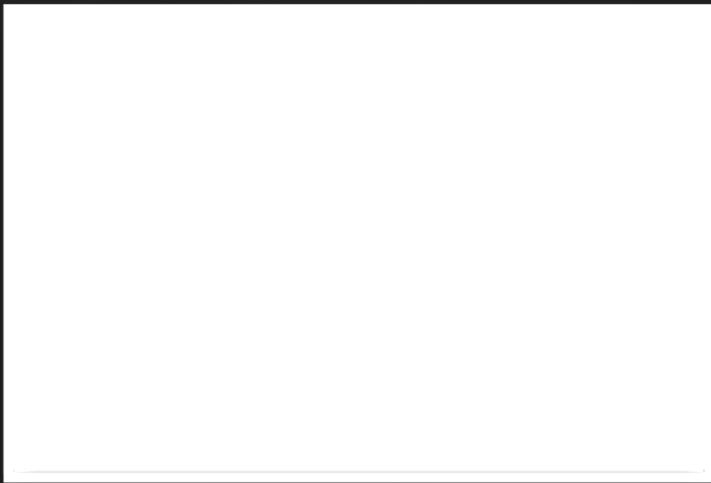
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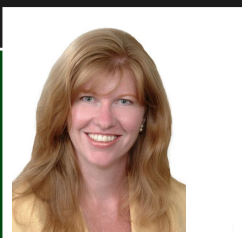
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Duncan, V9L 2W1



Take The 3D Tour @ www.webberhomesvancouverisland.ca

There are so many features to mention here:

- Newer roof, soffits, windows, exterior paint, heating system, natural gas fireplaces
- Feature vanity in the main bath can be viewed on the 3D tour
- Ocean view & view of Salt Spring Island
- Walk to the Village to enjoy all its amenities including elementary school, municipal outdoor pool, ferry
- Close proximity to the local marina, golfing, hiking paths & trails plus on the transit route
- Can easily convert the downstairs workshop into a 4th bedroom, and retaining another workshop room
- Wonderful greenhouse and shed/studio in the fenced backyard
- Multiple fruit trees (cherry, apple, plum, fig) & two grape vines



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