

# Rich In Charm and Character

Welcome To 120 Stark Road



\$559,000

Marketed By: Rick Alexander Bus: 537-5553 164 Fulford-Ganges Road, Salt Spring Is. V8K 2T8

**NAME: EDWARDS, MARGUERITA, E. K.**

**ADDRESS: 120 Stark's Road**

**LEGAL DESCRIPTION:** That portion of Section 9, Range 1E, N.S.S.I., Cowichan Dist., lying to the East of North End Road. PID: 009-602-411

**PRICE: \$559,000**  
**SELLING COMM: CA&A**

**LISTING SALESPERSON: Rick Alexander**  
**HOME PHONE: 537-5854**

**TAXES (08): \$2,233.00**  
**YEAR BUILT: 1981**  
**HEATING: Elec/Wood**  
**WASTE: Septic**

**TERMS: P.A.O.F., Cash**  
**ROOF: Metal**  
**FIREPLACE.: Woodstove**  
**LEVELS: Two**

**LOT SIZE: .87 Acre**  
**EXTERIOR: Stucco**  
**WATER: Drilled Well**  
**TOTAL AREA: 2,700 Sq. Ft.**

**Main Floor 1,450 Sq. Ft.**

**ENTRANCE: 11' x 10'**  
**KITCHEN: 14' x 13'**  
**BEDROOM: 9' x 8'**

**LIVING ROOM: 19' x 13'**  
**MSTR BEDRM: 13' x 13'**  
**BATHROOM: 3 Pce.**

**DINING ROOM: 17' x 10'**  
**MSTR BEDRM ADD'L: 9' x 13'**

**Lower Floor 1,300 Sq. Ft.**

**ENTRANCE: 6' x 8'**  
**KITCHEN ADD'L: 16' x 9'**  
**LAUNDRY: 8' x 8'**

**BATHROOM: 4 Pce.**  
**BEDROOM: 13' x 13'**

**REC. ROOM: 13' x 19'**  
**BEDROOM: 10' x 13'**

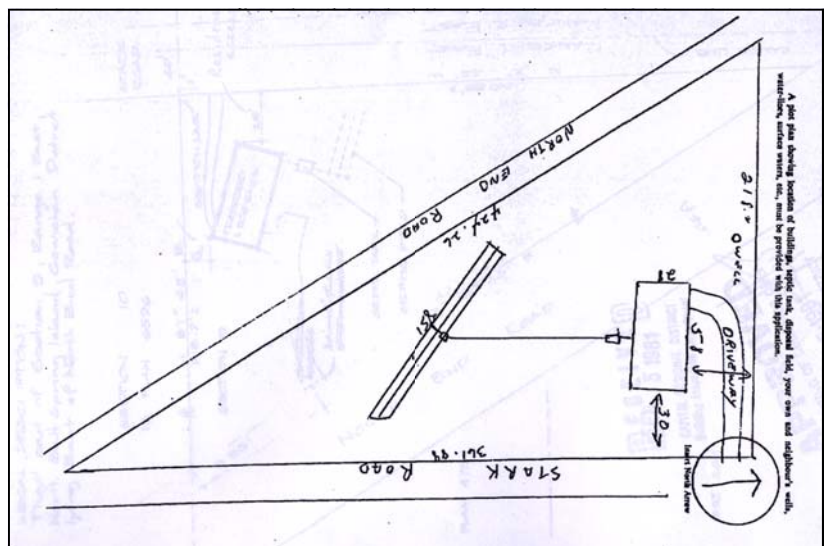
**Other Areas**

**STUDIO: 12' x 19'**

**STUDIO: 16' x 14'**

**WORKSHOP: 19' x 18'**

Situated just steps from St. Mary lake and 5 minutes from the Golf Club, Tennis Courts, Park & Theatre, this spacious home is filled with charm and character. In addition to 2,700 square feet of tasteful living space, there is the bonus of 2 separate studios for the artisan or a home based business, as well as a large workshop with wood stove for all those special projects. This south facing property is a real sun catcher, and the fully fenced grounds offer expansive areas of lawn and fruit trees, the ideal atmosphere for the green thumb gardener and those family gatherings. A true gem of a home with B & B potential.



\* Above information is from sources believed to be reliable but should not be relied upon without verification. Pemberton Holmes assumes no responsibility for its accuracy \*