

# Mossy Knolls & Wildflowers



Welcome To 105 Holmes Road



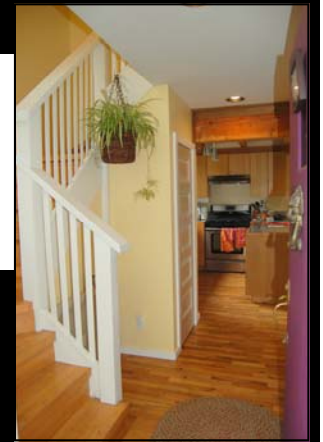
**\$475,000**

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

**NAME: PEEVER, P.**                      **MLS: 280974**  
**ADDRESS: 105 Holmes Road**  
**LEGAL DESCRIPTION: Plan 34636, Lot 3, LD 16, Section 40. PID: 000-299-251**

**PRICE: \$475,000**                      **LISTING SALESPERSON: Rick Alexander**  
**SELLING COMM: CA&BA**              **HOME PHONE: 537-5854**

**TAXES (09): \$2,273**                      **TERMS: P.A.O.F.**  
**LOT SIZE: 4.97 Acres**                  **YEAR BUILT: 1992**  
**ROOF: Metal**                              **EXTERIOR: Wood**  
**HEATING: Elec/Wood**                  **PARKING: Carport, (Single)**  
**WATER: Drilled Well**                  **WASTE: Septic**  
**LEVELS: Two**                              **TOTAL AREA: 800**



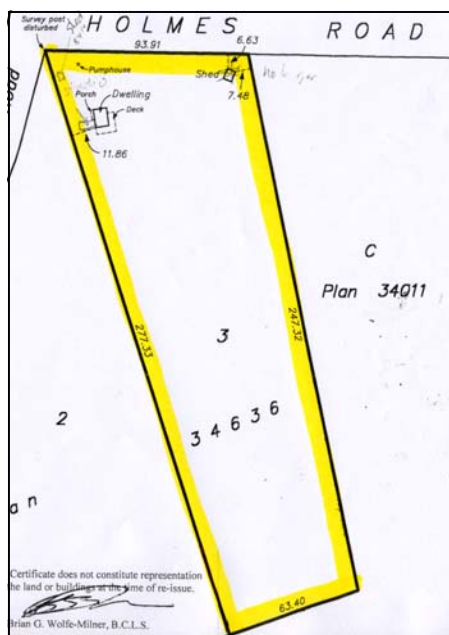
**Main Floor 568 Sq. Ft.**

**ENTRANCE: 4' x 4'**                      **LIVING ROOM: 17' x 10'**  
**KITCHEN: 10' x 8'**                      **BATHROOM: 3 Pce.**  
**BEDROOM: 10' x 8'**

**Upper Floor 232 Sq. Ft.**

**MSTR BEDROOM: 16' x 10'**              **DEN: 9' x 8'**

Rural 2 level character cottage set amongst firs, maples, mossy knolls and wildflowers on 4.97 acres. This cozy 2 bed, 1 bath home offers the warmth of wood floors, woodstove, newer kitchen with granite counters, a pleasant upper level master bedroom with separate dressing room or office area and a delightful wrap around deck. There is the bonus of a small separate studio / storage area with attached covered parking. This is a tranquil and picturesque Isabella Point neighbourhood with plenty of walking trails to enjoy and close to seashore access. The owner takes pride in her little country home and maintains every aspect with absolute commitment.



\* 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 \*