

Cosy Cottage Plus Studio



Welcome To 1483 Beddis Road



Short Stroll To
Beddis Beach

\$389,900

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

NAME: STONE, H. (Est. Of)

MLS: 281505

NOTE: Offers Subject To Probate

ADDRESS: 1483 Beddis Road

LEGAL DESCRIPTION: Plan 16286, Lot 34, LD 16, Section 76, SSSI. PID: 004-047-265

PRICE: \$389,900

LISTING SALESPERSON: Rick Alexander

SELLING COMM: D&BA

HOME PHONE: 537-5854

TAXES (09): \$2,377

TERMS: P.A.O.F.

LOT SIZE: .87 Ac.

YEAR BUILT: 1992

ROOF: Wood Shingle

EXTERIOR: Wood

HEATING: Elec/Wood

FIREPLACE: Woodstove

WATER: Community

WASTE: Septic

LEVELS: 1.5

TOTAL AREA: 680 Sq. Ft.

Main Level 616 Sq. Ft.

LIVING ROOM: 15' x 10'

KITCHEN: 15' x 9'

MSTR BEDROOM: 11' x 7'

BATHROOM: 3 Pce.

LAUNDRY: 7' x 7'

Upper Level 64 Sq. Ft.

LOFT: 8' x 8'

Studio 480 Sq. Ft.

KITCHEN: 10' x 9'

LOFT: 13' x 10'

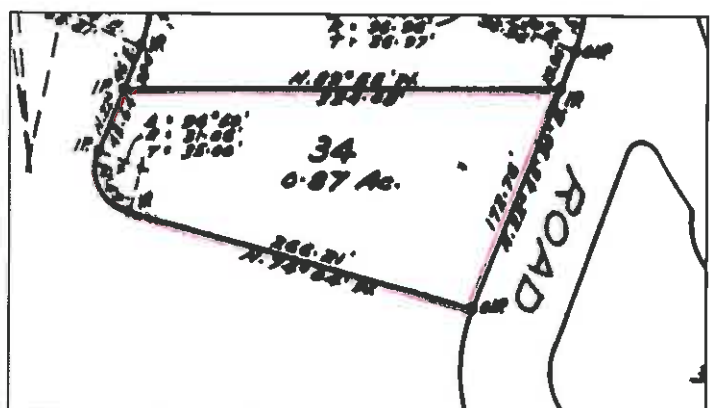
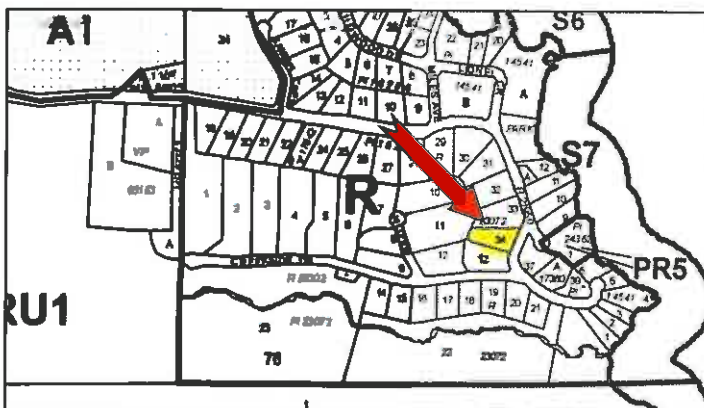
BATHROOM: 4 Pce

LIVING/DINING ROOM: 19' x 10'



Built in 1992, this quality built, one bedroom cottage is filled with natural light and features incredible wood floors, two storey ceiling, separate bedroom plus sleeping loft, laundry room and a 3 piece bath. The exterior offers a covered deck overlooking the front garden with sea glimpses beyond. This .87 acre property is private, with the bonus of a self-contained, 480 square foot studio set away from the cottage and accessed by a separate driveway. The studio also features wide plank wood flooring, loft, bathroom, woodstove, skylights, deck and a small, private fenced garden—ideal for guests, home based business or B.& B. This is a quiet neighbourhood situated just a 5 minute stroll to one of Salt Spring Island's best beaches.

THE STUDIO



* 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 *