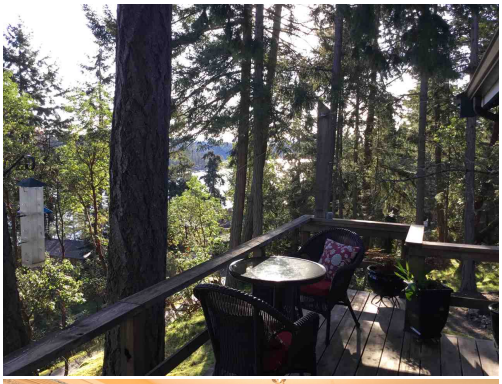
R2253733
Active
House/Single Family
Residential Detached

365 SCOTT POINT DRIVE

Islands-Van. & Gulf
Salt Spring Island

$799,000 (LP)
(SP)
Sold Date:



Total Bedrooms	3	**TotalPrkng**		**Days On Market**	91
Total Baths	2	**Exterior Finish**	WOOD	**Fireplaces**	1
# of Kitchens	1	**Gross Taxes**	$2,609.47	**Outdoor Area**	PADK, SUNDK
FlArTotFin	1,685	**Yr Blt**	1981	**Lot Sz (Sq.Ft.)**	36,590.40
#FinFlrLev	2	**Occupancy**	Owner	**FrontageFt**	0.00
Type of Dwelling	HOUSE	**Floor Finish**	HDWD	**Depth**	
Style of Home	2ST			**Fuel/Heating**	Baseboard

365 Scott Point Drive, This comfortable and cozy West Coast home features vaulted ceilings, master bedroom and ensuite on main level, open plan living, dining/kitchen, hardwood floors. Built in a sunny clearing and surrounded by garry oak, arbutus and fir, it is one of four properties in the centre of the Scott Point neighbourhood, known for its strong sense of community. Built at the highest spot on the Point, the home offers ocean glimpses towards Long Harbour and Lighthouse Point, has a loft area perfect for office or studio + a second bedroom. Extras: large workshop, separate guest accommodations including a bathroom, updated septic, new metal roof. This is your private and serene treetop antidote in one of the best neighbourhoods on Salt Spring Island.

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"

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Islands-Van. & Gulf
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$799,000 (LP)
(SP)
Sold Date:

Sold Date:		Frontage (feet):	**0.00**	Approx. Year Built:	**1981**
Depth / Size (ft.):		Bedrooms:	**3**	Age:	**37**
Lot Area (sq.ft.):	**36,590.40**	Bathrooms:	**2**	Zoning:	**R**
Flood Plain:		Full Baths:	**2**	Gross Taxes:	**$2,609.47**
Rear Yard Exp:		Half	**0**	For Tax Year:	**2017**
Approval Req?:				Tax Inc. Utilities?:	**No**
If new, GST/HST inc?:				P.I.D.:	**000-129-330**

View: **Yes: WATER**
Complex / Subdiv:
Services Connected: **Electricity**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: Reno. Year:
Renovations: R.I. Plumbing:
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Wood**
Water Supply: **Other**
Fuel/Heating: **Baseboard**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Metal, Wood**

Total Parking: Covered Parking: Parking Access: **Front**
Parking: **Open**

Dist. to Public Transit: Dist. to School
Title to Land: **Freehold NonStrata**
Seller's Interest: **Registered Owner**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Hardwood**

Legal: **PL VIP17161 LT 34 DL 1 LD 16. PORTION NORTH SALT SPRING.**

Amenities:

Site Influences: **Private Setting, Treed**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Vaulted Ceiling**

Floor	Type	Dimensions
Main	**Foyer**	**6' x 13'**
Main	**Living Room**	**15' x 17'**
Main	**Dining Room**	**9' x 16'**
Main	**Kitchen**	**9' x 16'**
Main	**Master Bedroom**	**11' x 13'**
Main	**Bedroom**	**7' x 15'**
Main	**Family Room**	**7' x 10'**
Above	**Loft**	**8' x 18'**
Above	**Bedroom**	**13' x 13'**
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main): **728**
Finished Floor (Above): **326**
Finished Floor (Below): **281**
Finished Floor (Basement): **350**
Finished Floor (Total): **1,685 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,685 sq. ft.**

# of Rooms: **9**
# of Kitchens: **1**
# of Levels: **2**
Suite: **None**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Unfinished**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2	**Main**	**3**	**No**
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **RE/MAX Crest Realty**

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07/04/2018 03:26 PM

Detailed Tax Report

Property Information

Prop Address	365 SCOTT POINT DR	**Jurisdiction**	GULF ISLANDS RURAL 2
Municipality	GULF ISLANDS RURAL	**Neighborhood**	SALTSPRING- GANGES VILLAGE
Area		**SubAreaCode**	
PropertyID	000-129-330	**BoardCode**	
PostalCode	V8K 2R2		

Property Tax Information

TaxRoll Number	00877218	**Gross Taxes**	$2,609.47
Tax Year	2017	**Tax Amount Updated**	06/19/2017

More PIDS

000-129-330

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
VIP17161	34		1	16				

Legal FullDescription

PL VIP17161 LT 34 DL 1 LD 16. PORTION NORTH SALT SPRING.

Land & Building Information

Width		**Depth**	
Lot Size	0.84 ACRES	**Land Use**	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	1981		
BCA Description	1 1/2 STY SFD - AFTER 1960 - MODERN STD	**Zoning**	
WaterConn			
BCAData Update	04/07/2017		

Supplementary Property Info

BedRooms	2	**Foundation**	PARTIAL BASEMENT
Full Bath	1	**Half Bath2**	
Half Bath3		**Stories**	1.5
Pool Flg		**Carport**	0
Garage S	1	**Garage M**	0

Actual Totals

Land	Improvement	Actual Total
$196,000.00	$259,000.00	$455,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
$196,000.00	$259,000.00	$0.00	$0.00	$455,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
$196,000.00	$259,000.00	$0.00	$0.00	$455,000.00

Sales History Information

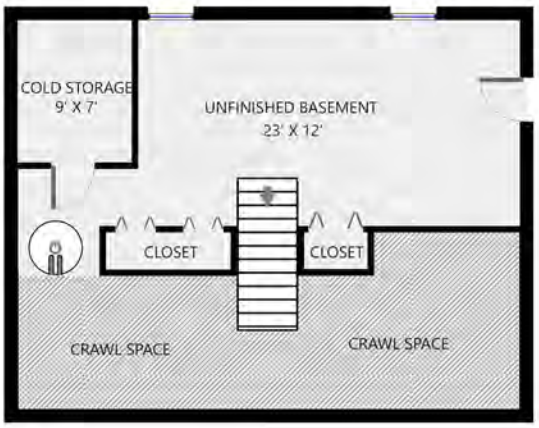
Sale Date	Sale Price	Document Num	SaleTransaction Type
7/31/2013	$496,000.00	CA3268065	IMPRV SINGLE PROPERTY CASH TRANSACT
12/1/2004	$360,000.00	EW160629	REJECT NOT SUITED SALE ANALYSIS
10/28/1983	$81,000.00	M106109	IMPRV SINGLE PROPERTY CASH TRANSACT

Heart Hill

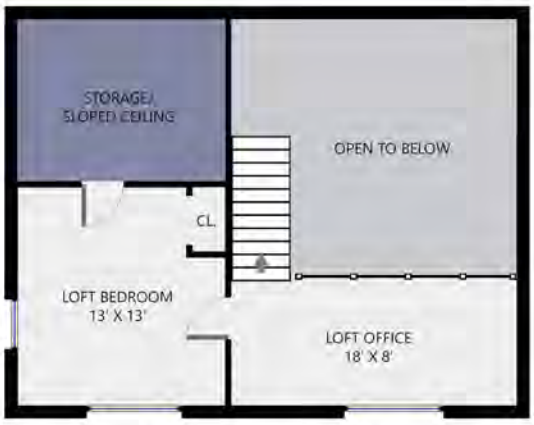
365 SCOTT POINT DRIVE
SALT SPRING ISLAND

MAIN LEVEL
1030 SQ. FT. FINISHED

LOWER LEVEL
510 SQ. FT. UNFINISHED



UPPER LEVEL
380 SQ. FT. FINISHED



365 SCOTT POINT DRIVE
SALT SPRING ISLAND

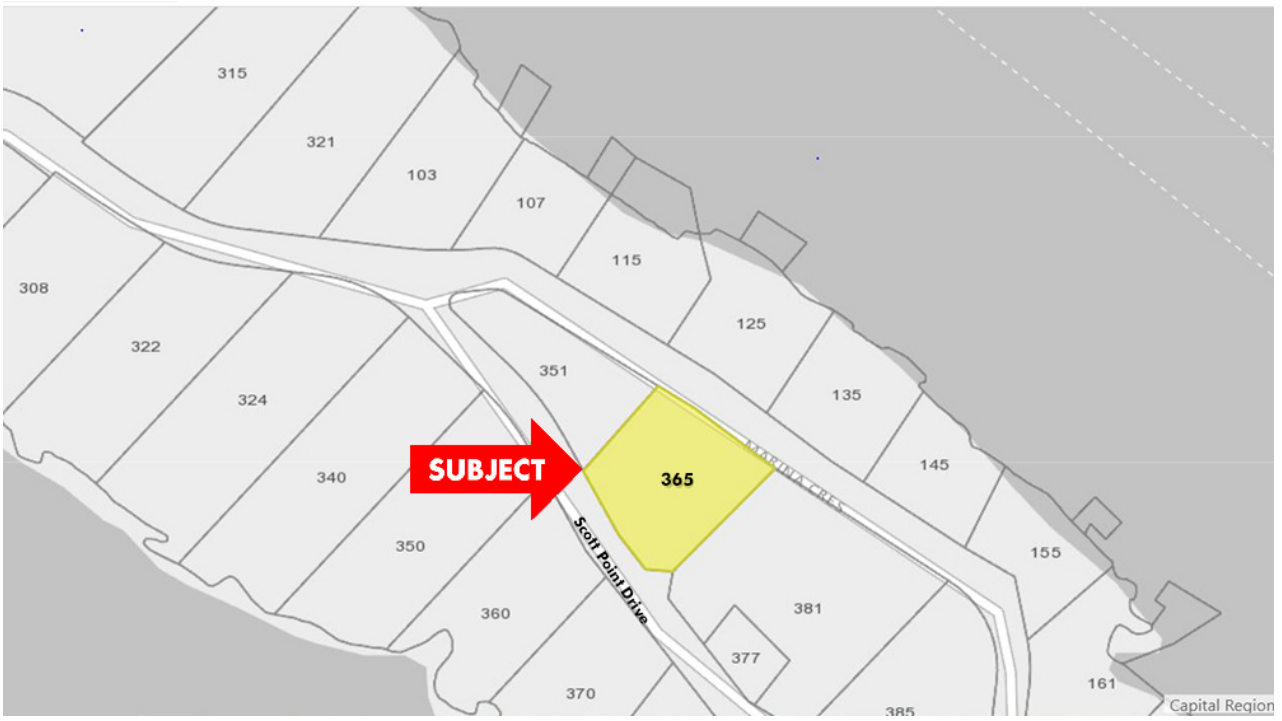
GUEST ACCOMMODATION
280 SQ. FT.

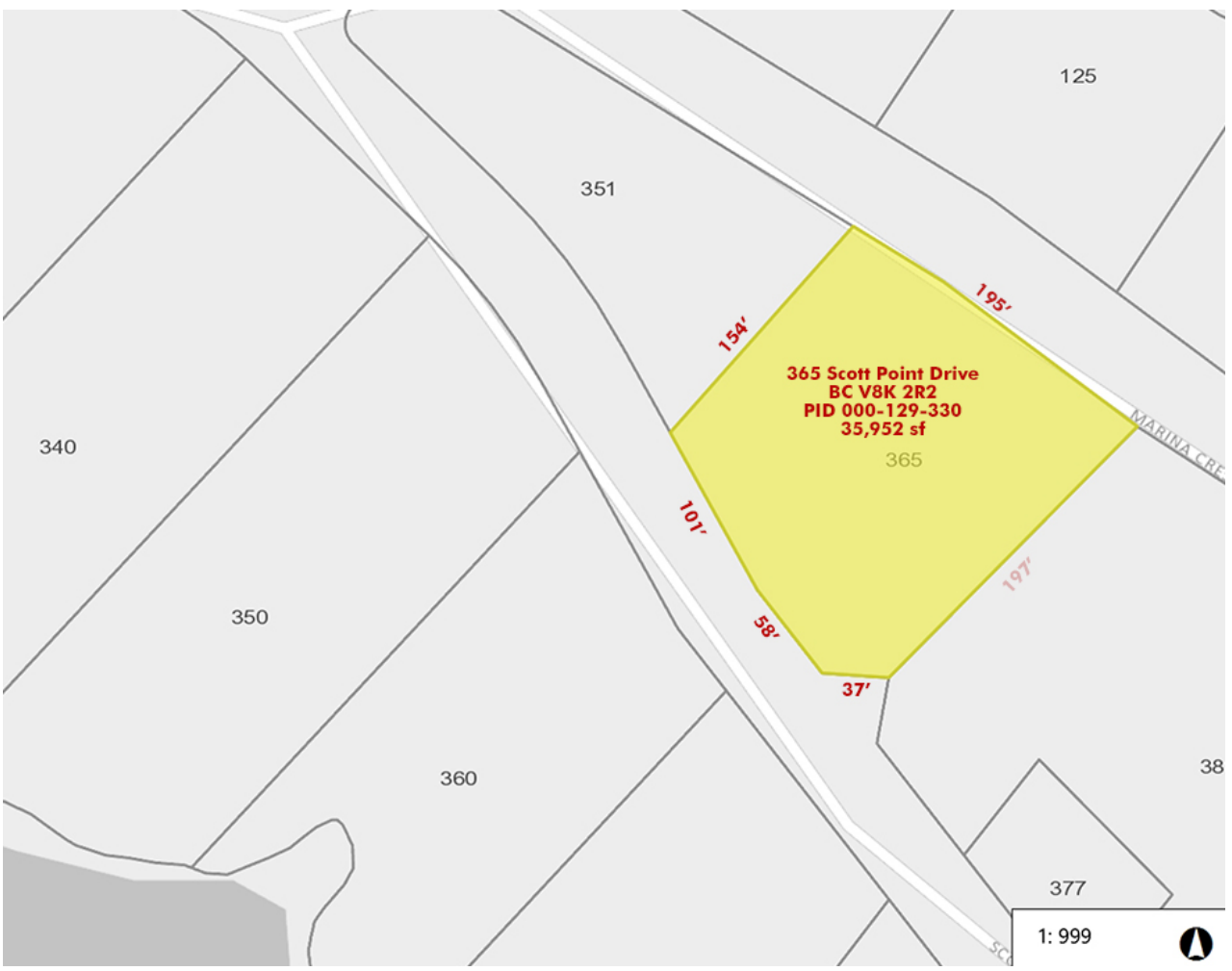
WORKSHOP/STUDIO
360 SQ. FT.

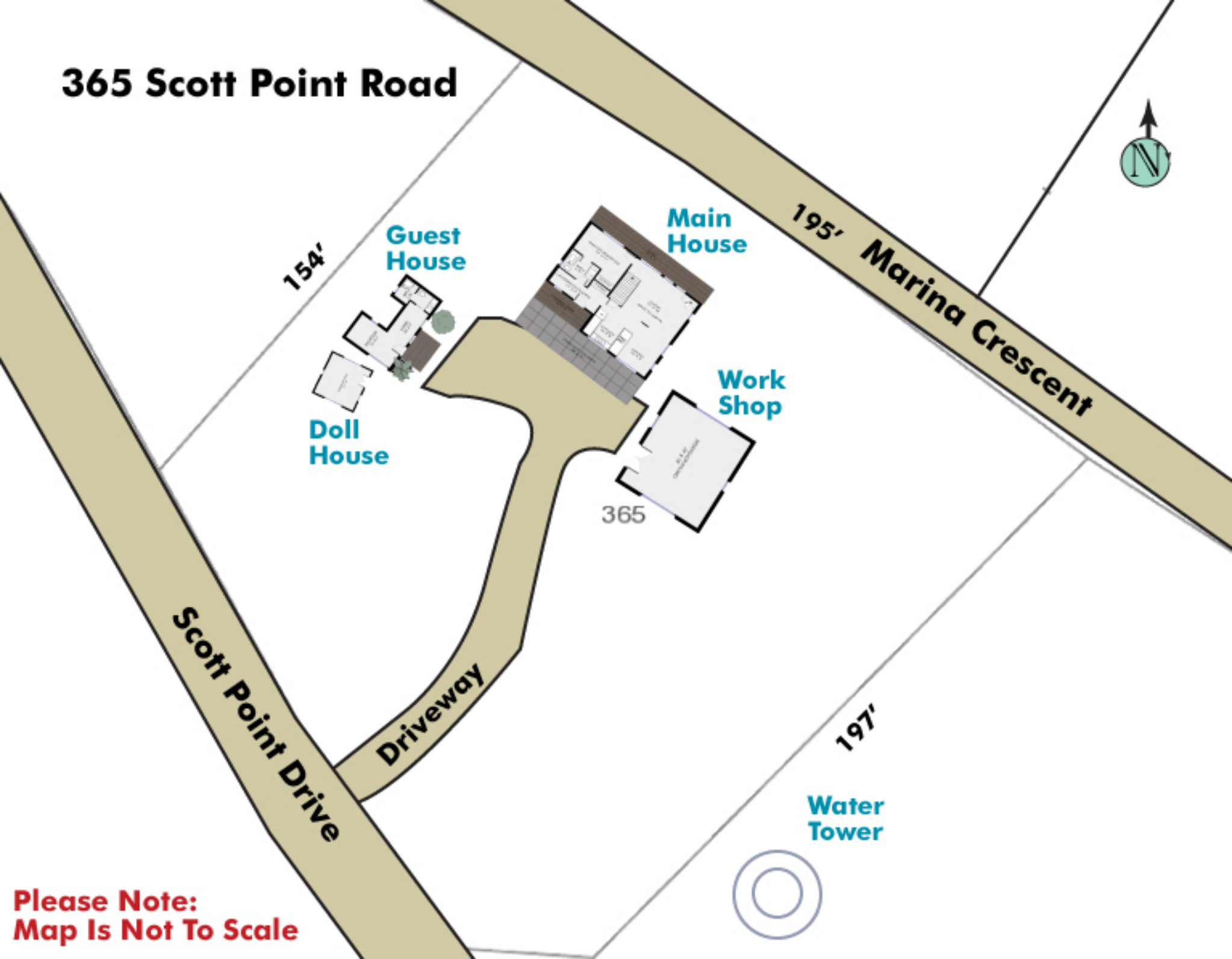
365 SCOTT POINT DRIVE
JANUARY 24, 2018
PREPARED FOR THE EXCLUSIVE USE OF
LES TWAROG OF RE/MAX CREST REALTY

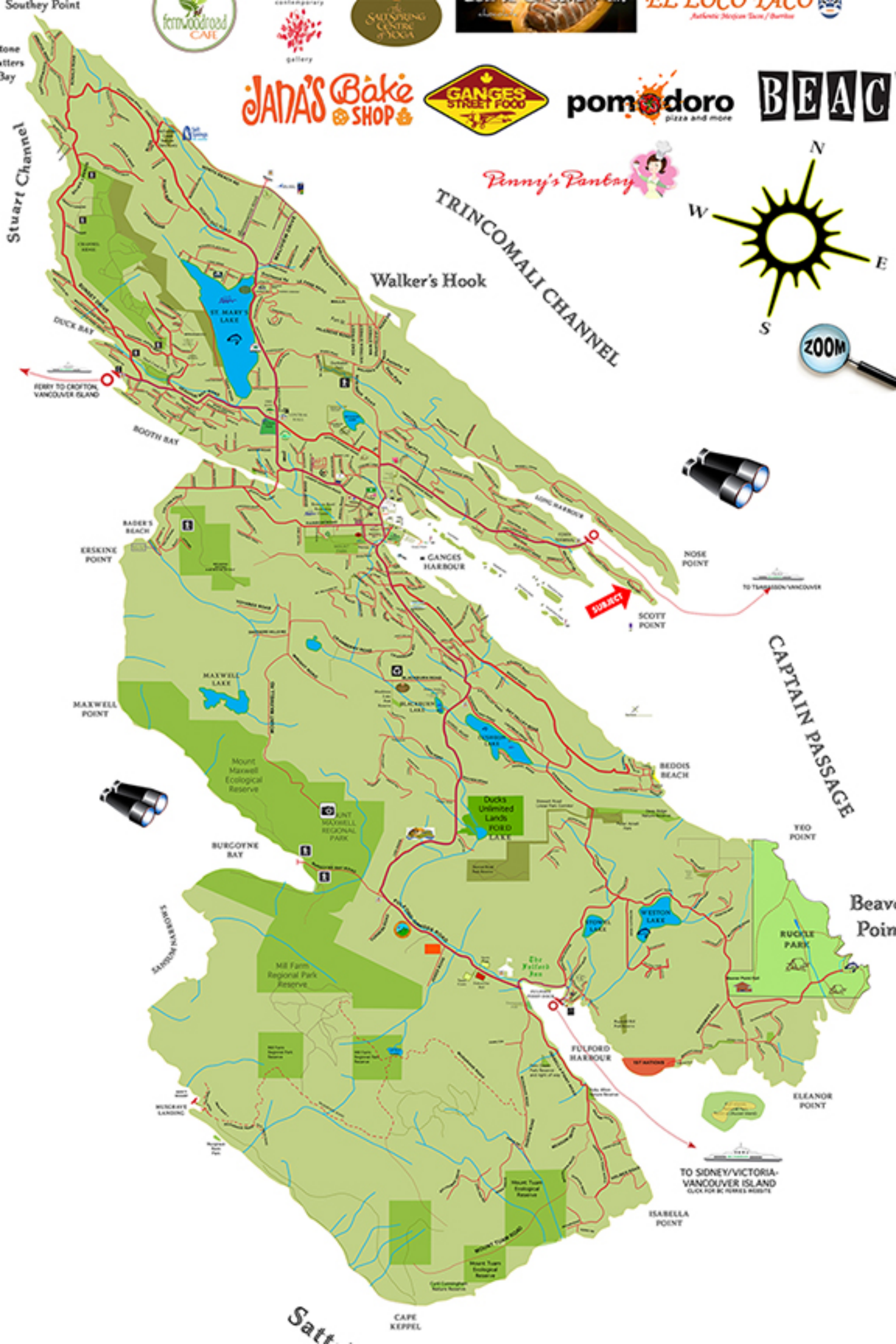
	FINISHED	UNFINISHED	TOTAL	DECK/PATIO
MAIN LEVEL	1030	0	1030	750
UPPER LEVEL	380	0	380	0
LOWER LEVEL	0	510	510	0
TOTAL HOUSE	1410	510	1920	750
WORKSHOP	0	360	360	0
GUEST ACCOMM.	280	0	280	50
TOTAL	1690	870	2560	800

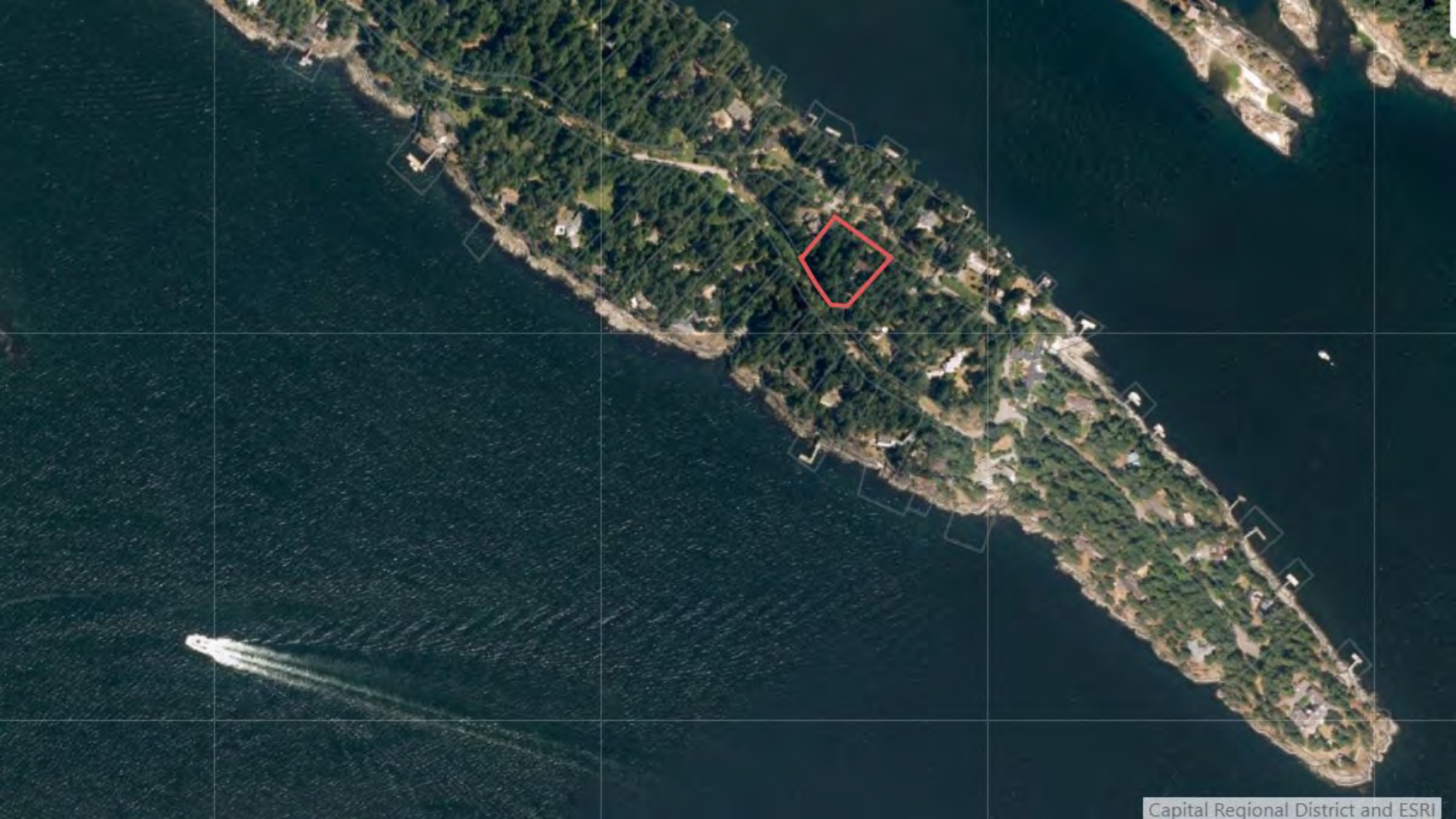
NOTE: This floor plan may not be 100% accurate and is provided by Les Twarog of RE/MAX Crest Realty as a convenient reference only. If critical, Prospective Buyers must satisfy themselves as to measurements.


315
321
103
107
115
125
135
145
155
161
308
322
324
340
350
351
360
370
377
381
385
SUBJECT
365
Scott Point Drive
MARINA CRES
Capital Region


125
351
340
350
360
377
365 Scott Point Drive
BC V8K 2R2
PID 000-129-330
35,952 sf
365
195′
154′
101′
58′
37′
197′
MARINA CRE
1: 999


365 Scott Point Road
Guest House
Main House
Work Shop
Doll House
365
154'
195' Marina Crescent
Scott Point Drive
Driveway
197'
Water Tower
N
Please Note:
Map Is Not To Scale


Southey Point
JANA'S Bake SHOP
GANGES STREET FOOD
pomodoro pizza and more
Penny's Pantry
Stuart Channel
TRINCOMALI CHANNEL
Walker's Hook
N
W
E
S
ZOOM
ST. MARY'S LAKE
DUCK BAY
FERRY TO CROFTON, VANCOUVER ISLAND
BOOTH BAY
BADER'S BEACH
ERSKINE POINT
GANGES HARBOUR
NOSE POINT
TO TSAWWASSEN/VANCOUVER
SUBJECT
SCOTT POINT
CAPTAIN PASSAGE
MAXWELL LAKE
MAXWELL POINT
Mount Maxwell Ecological Reserve
BEDDIS BEACH
Ducks Unlimited Lands FORD LAKE
MOUNT MAXWELL REGIONAL PARK
BURGOYNE BAY
YEO POINT
WESTON LAKE
RUCKLE PARK
Mill Farm Regional Park Reserve
FULFORD HARBOUR
ELEANOR POINT
MUSGRAVE LANDING
TO SIDNEY/VICTORIA-VANCOUVER ISLAND
ISABELLA POINT
CAPE KEPPEL


Capital Regional District and ESRI

Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.shaughnessyproperties.com

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3589 GRANVILLE

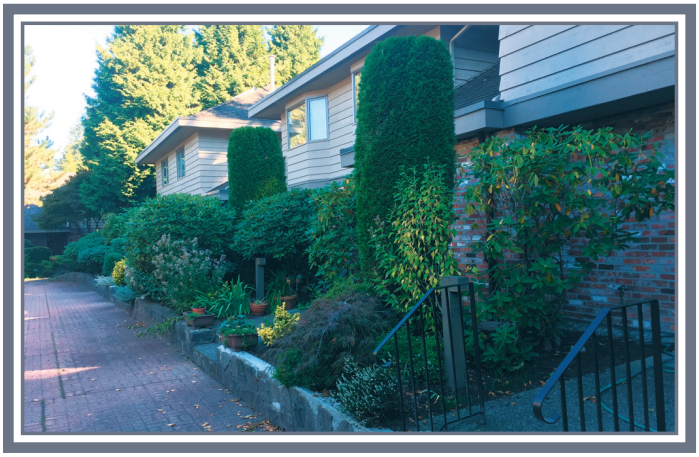
Call for price

Rocklands Mansion - A stunning example of Vancouver history, this Heritage A designated 9000 sqft mansion sits on 3/4 of an acre of prime Shaughnessy parklike setting. This beautiful home has been completely restored with all of its heritage features intact and all the modern day comforts to be expected. From the sun-drenched kitchen featuring sub-zero and Miele appliances, upgraded wiring, plumbing & heating / Air Conditioning. 8 completely renovated bathrooms, original leaded glass windows, oak & mahogany woodwork plus remote window coverings throughout. This home is a 10 inside and out. Seller willing to do a VTB – call for details.

1138 MATTHEWS

OFFERED AT $17,980,000

First Shaughnessy home designed by Matsuzaki Wright sits on almost 22,000 sf of beautifully landscaped park like gardens with lush south facing back yard, one of the most coveted addresses in the city. 6,000 sf 5 bed, 5 bath home has updated gourmet chef's kitchen and beautiful oak hardwood floors. Steps to Osler Blvd and The Crescent.



68 - 4900 CARTIER

OFFERED AT $2,638,000

Quiet corner TH in Shaughnessy Place with 24 hr guarded entry, located just behind the Van Dusen Gardens. This 3 bdrm & den unit features approx. 2400 SF living space + 800 SF attached 3 car garage, one of the largest floor plans in the complex. Bright and airy, this unit boasts spacious rooms, large windows on all 3 sides & vaulted ceilings in the living room. Outdoor space includes private balcony off the master, garden deck and wrap around patio.

Les TWAROG & Sonja PEDERSEN

VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS

Les Twarog 604.671.7000
Sonja Pedersen 604.805.1283
www.lestwarog.com

我们将竭诚为您提供最优质的服务。请致电我们的经纪人： Jimmy Ng 778-788-0013

WATERFRONT PENTICTON HOME

167 Elm Avenue **$2,100,000**

Beautifully remodelled immaculately kept, 2000sf, 2 bed, 2 bath rancher on a double, 18,600sf lot right on the waterfront of Skaha Lake. Home features hardwood floors, rec-room with 12ft ceilings and wood burning FP, gas FP in Livingroom, crown mouldings, double garage and lots of storage.

WILLOUGHBY LAND ASSEMBLY LANGLEY, BC - 1.5 ACRES

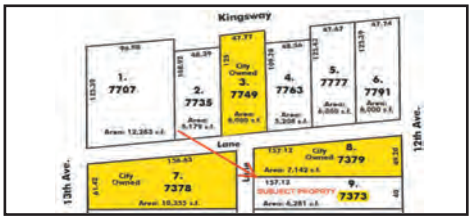
21427 83 Avenue **$3,199,000**

1.51 Acre lot with 4200 S/F 2 level home & a huge garage/storage. Property has farm status-raising sheep and chickens. Currently zoned SR-2, ppts on west side also available for possible land assembly.

SOUTH VANCOUVER HOME

362 E. 56th Avenue **$1,688,000**

Great family home in a quiet neighbourhood in South Vancouver - 5-Bdrms (3 up, 2 down) 4 Baths over 1,932 sq ft. Downstairs has additional kitchen with separate entrance - possible basement suite conversion. Features city views from the large deck, fenced yard and detached double garage.



BURNABY LAND ASSEMBLY

7373 12th Avenue **$1,950,000**

Part of a 9 lot land assembly totalling 62,799sf (over 40,000 passing vehicles/day) Under the OCP the City of Burnaby MAY allow a change in zoning to CD which allows high density residential.

MOVING & TRUCK RENTAL COMPANY

295 Terminal Avenue **$660,000**

Dysco established in 1999 with large commercial and residential clientele base - selling goodwill, North American trademark and valuable lease opportunity. Located on a 12,000 sf downtown property, housing 30 mechanically sound trucks that are leased out at $6000/month ($200/truck) or outright purchase for an extra $400K (new over $2.5M).

EL CERRITO - LA PAZ, MEXICO

Development Site **$4,000,000 USD**

71 acres located ten minutes from the DT La Paz, less than thirty minutes from the International Airport and two hours from Cabo San Lucas. Go to http://www.6717000.com/lapaz/ for info package.

SQUAMISH

104 ACRE LAND ASSEMBLY

$16,000,000

"Paradise Trials" a unique equestrian community located in the Chekamus Valley, Squamish BC consisting of 82 serviced lots and a proposed 10 Acre horse riding centre. More info at www.6717000.com/squamish

LAND ASSEMBLY

GIBSONS

92,000 sf

GIBSONS DEVELOPMENT SITE

895 - 909 Gibsons Way **$7,500,000**

895 Gibsons Way, Cedars in Hotel and Convention Centre on a 62,000 sf lot. 909 Gibsons Way, Gibsons Cinema sits on a 30,000 sf lot. Great development opportunity, only a 7 minute drive from the Langdale ferry terminal on the Sunshine Coast.

LARGE RETAIL BUILDING BELLINGHAM, WA

4260 Cordata Pkwy **$3,995,000 USD**

14,973 sqft retail building in Bellingham, WA. Located near large, popular retailers like Best Buy, T.J Maxx, Office Depot & more. Fast growing Cordata neighbourhood with lots of potential. Call or email for info package.