



Delightful sunny cottage

Steps to Walkers Hook beach

\$325,000



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NAME: Barclay, W.D. & G. **MLS:** 282125
ADDRESS: 131 Fort Street **PID:** 009-086-897
LEGAL DESCRIPTION: Plan VIP400, Lots 41, 42; Block 6, Section 11, Range 3, North Salt Spring Island

PRICE: \$325,000 **LISTING SALESPERSON:** Susan de Stein
SELLING COMM: D & BA **PHONE:** 537-5553

TAXES (10): \$1,484 **TERMS:** P.A.O.F., Cash **LEVELS:** Three
LOT SIZE: .50 Acre **TOTAL AREA:** 1,040 Sq. Ft.
ROOF: Asphalt Shingle **EXTERIOR:** Wood
HEATING: Electric/wood **DPA:** 6
WATER: Well **WASTE:** Septic

Main Floor 854 Sq. Ft.

LIVING ROOM: 13' x 16' **DINING ROOM:** 13' x 10' **BATHROOM:** 4 Pce.
KITCHEN: 13' x 10' **MASTER BEDROOM:** 12' x 12' **LAUNDRY:** 6' x 6'

Upper Floor

BEDROOM: 14' x 9' **OFFICE:** 7' x 8'

Lower Level

WORKSHOP: 10' x 25'

Feel at home in this cozy and comfortable post and beam cottage, one of the originals in the Walkers Hook area, only minutes from town and steps to the beaches of Walkers Hook, at the bottom of Grantville. Built in the 20s or 30s, this home has been well maintained and added to by its owner, a carpenter/craftsman, over the past 15 years. All work has been done with a permit and to code. With a main floor bedroom, a bedroom and office/den in the loft area, level entry (at rear), country kitchen, dining area and living room (with wood stove), this home could suit a single, couple or small family. Lovely timbered ceilings create a sense of warmth and authenticity. Exterior has been recently painted and new hardwood floors installed; the well produces 5 gpm. The 0.5 acre property has equal amounts of open space and treed areas, featuring big leaf maples, fruit trees, and cedars.

