

# \$2,495,000 - 114 Arbutus Rd, Salt Spring

MLS® #1003485

**\$2,495,000**

3 Bedroom, 3.00 Bathroom, 2,399 sqft

Residential on 1.70 Acres

N/A, Salt Spring, BC

Quintessential Saltspring Island awaits. This multi-generational legacy property is for sale for the first time in a century. Low bank south-west facing waterfront on the north end of Saltspring Island. The house was custom built in 1993 with retirement in mind. Situated close to the water, this is the best of waterfront living in the scenic Gulf Islands. The vibe is casual West Coast executive with strategically placed windows to maximize the views and natural light. Plenty of outdoor entertaining & relaxing space. Although the domestic water is hooked up to the public supply, there is also a natural spring (unregistered) on the property. Heat pump, wood stove & a propane fireplace give plenty of options for keeping warm in the winter & cool in the summer. A two car garage offers workshop space, loft/office and a 3 piece bath (guests, outside clean up, pet station?). Established fruit trees for a fall harvest.

Built in 1993

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 1003485     |
| Price          | \$2,495,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Square Footage | 2,399       |
| Acres          | 1.70        |
| Year Built     | 1993        |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Single Family Detached |
| Status   | Active                 |
| View     | Ocean                  |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 114 Arbutus Rd |
| Area        | GI Salt Spring |
| Subdivision | N/A            |
| City        | Salt Spring    |
| County      | Islands Trust  |
| Province    | BC             |
| Postal Code | V8K 1A3        |

### Amenities

|                |                         |
|----------------|-------------------------|
| Utilities      | Electricity To Lot      |
| Parking Spaces | 4                       |
| Parking        | Driveway, Garage Double |
| # of Garages   | 2                       |
| # of Kitchens  | 1                       |
| View           | Ocean                   |
| Is Waterfront  | Yes                     |
| Waterfront     | Ocean                   |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Dining Room, French Doors                                                                     |
| Appliances        | Built-in Range, Dishwasher, Dryer, Microwave, Oven Built-In, Range Hood, Refrigerator, Washer |
| Heating           | Electric, Forced Air, Heat Pump, Propane, Wood                                                |
| Cooling           | Air Conditioning                                                                              |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 2                                                                                             |
| Fireplaces        | Insert, Living Room, Propane, Wood Stove                                                      |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony/Deck, Fencing: Partial            |
| Windows           | Blinds, Screens, Skylight(s), Wood Frames |
| Roof              | Asphalt Torch On, Fibreglass Shingle      |
| Construction      | Insulation All, Wood                      |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 16th, 2025  
Days on Market        121  
Office                      Royal LePage Coast Capital - Chatterton

**Listing Details**

Listing Office            Royal LePage Coast Capital - Chatterton

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