

\$2,395,000 - 123 Smith Rd, Salt Spring

MLS® #1012248

\$2,395,000

4 Bedroom, 6.00 Bathroom, 4,864 sqft

Residential on 0.49 Acres

Musgrave Ocean Estates, Salt Spring, BC

Salt Spring Island waterfront home for sale in coveted Musgrave Landing—an architecturally striking timber-frame residence on a private 0.5-acre oceanfront lot with a private dock and access to deep-water moorage. Offering approximately 5,264 sq ft over three levels, this road-accessible Gulf Islands retreat blends West Coast craftsmanship with modern luxury. The main home features 3 bedrooms plus a flexible full studio guest accommodation, 4 full bathrooms and 2 powder rooms, generous indoor—outdoor living, and an oversized two-car garage - 596 sq ft. Thoughtful extras include a fully equipped woodworking shop, dedicated cold storage, and a year-round golf simulator—all ideal for work, hobbies, and entertaining. Set within a well-managed Bare Land Strata, owners enjoy amenities rarely found on Salt Spring: a large community dock with deep-water moorage, plus a tennis/pickleball court and shared green spaces.

Built in 2013

Essential Information

MLS® #	1012248
Price	\$2,395,000
Bedrooms	4
Bathrooms	6.00
Square Footage	4,864



Acres	0.49
Year Built	2013
Type	Residential
Sub-Type	Single Family Detached
Style	Heritage, Post & Beam, West Coast
Status	Active
View	Ocean

Community Information

Address	123 Smith Rd
Area	GI Salt Spring
Subdivision	Musgrave Ocean Estates
City	Salt Spring
County	Islands Trust
Province	BC
Postal Code	V8K 2W9

Amenities

Utilities	Cable Available, Electricity To Lot
Parking Spaces	6
Parking	Additional, Driveway, Garage, Garage Double, Guest, RV Access/Parking
# of Garages	3
# of Kitchens	1
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean

Interior

Interior Features	Bar, Cathedral Entry, Ceiling Fan(s), Dining Room, Dining/Living Combo, Eating Area, French Doors, Furnished, Soaker Tub, Storage, Vaulted Ceiling(s), Workshop
Appliances	Built-in Range, Dishwasher, Dryer, F/S/W/D, Freezer, Microwave, Oven Built-In, Range Hood, Refrigerator, Washer, Water Filters
Heating	Baseboard, Heat Pump, Hot Water, Radiant Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning

Exterior

Exterior Features	Balcony, Balcony/Deck, Balcony/Patio, Fenced, Fencing: Partial, Garden, Lighting, Low Maintenance Yard, Sprinkler System
Windows	Insulated Windows, Screens, Vinyl Frames
Roof	Metal
Construction	Cement Fibre, Concrete, Frame Wood, Insulation All, Insulation: Ceiling, Insulation: Walls, Wood, See Remarks
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	August 28th, 2025
Days on Market	48
Office	Easy List Realty
Zoning	R-01

Listing Details

Listing Office	Easy List Realty
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