

Spacious Family Home!



117 Sunset Blvd.



Close to the Beach, School and minutes from the General Store, the Ferry Landing, and other services. The main level features a formal entrance, a spacious open concept kitchen/living/dining room, a den/media room, a pantry/mudroom, the main level BA next to a BR (currently used as an arts & crafts room). On the upper level you will find the primary bedroom with walk-in closet, a 2nd BR, 3rd BR (currently set up as an office), a laundry room & the upper-level BA. This home is in "like-new" condition and the grounds are meticulously kept. The original panabode cabin still stands on this property and is in usable condition as an accessory building. There is also a garage & workshop. A nearby community garden and a commercial boat dock are within walking distance. This home is in a popular neighbourhood with a healthy mix of year-round and summer residents. This property enjoys ample sun & sunsets.



Property Details



117 Sunset Blvd.



Year Built: 2006

Lot Acres: 0.60

Bedrooms: 4

Bathrooms: 2

Fin SqFt: 2,428

Bsmt: crawl space

Water: municipal

Waste: Septic system

Foundation:

Concrete Poured

Roof: Asphalt

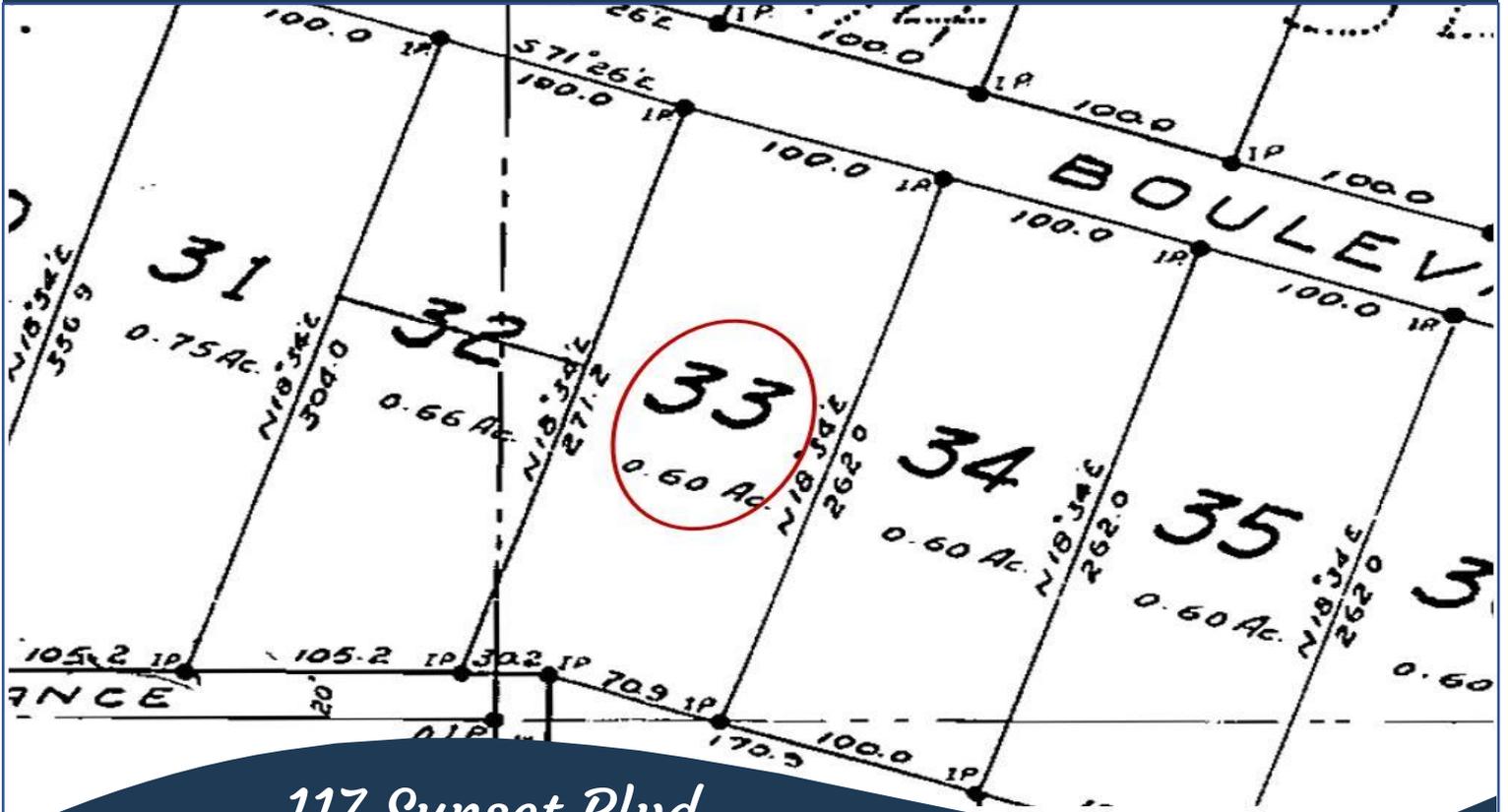
Ext Fin: Wood

Heat: Pellet Stove,
Heat Pump

FP Location:
Living Room

Lot Features:
-Landscaped
-Central location
-Workshop
-Close to Beach

Plot Plan and Aerial View

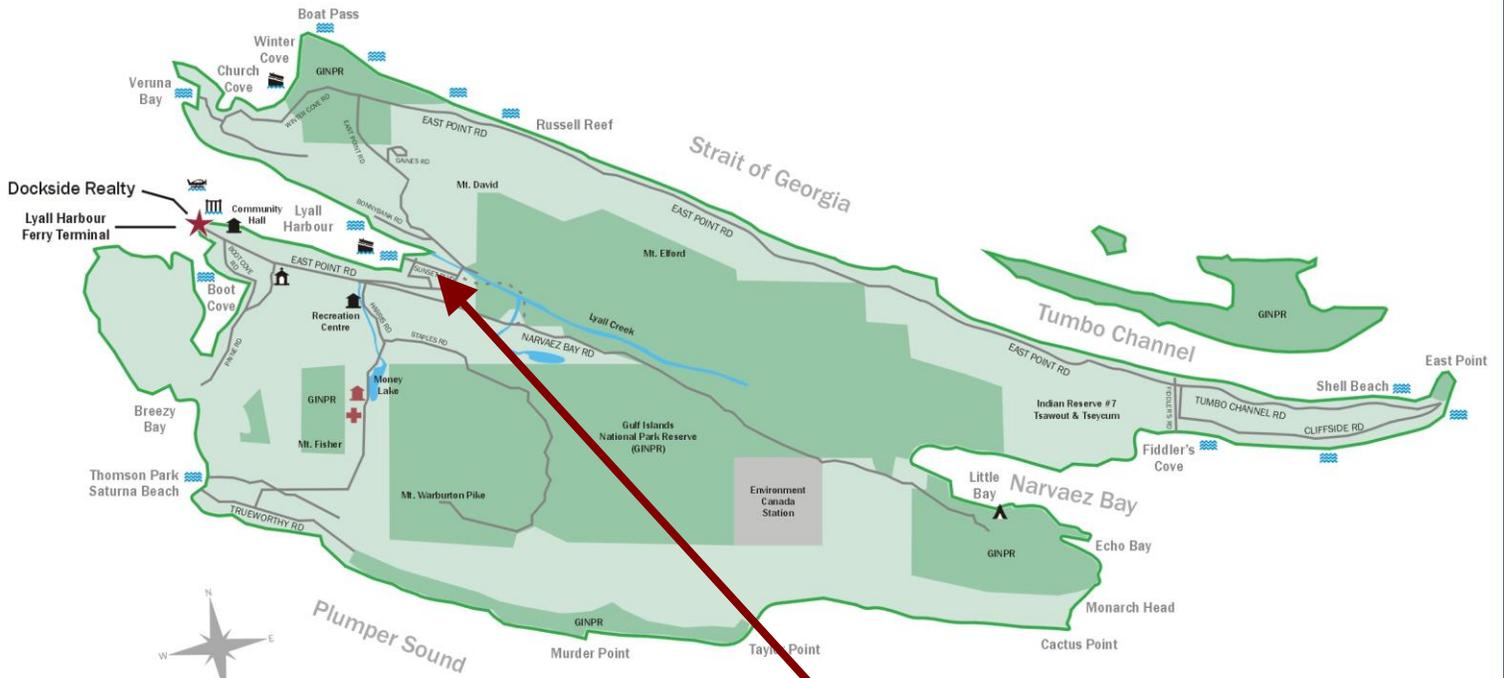


117 Sunset Blvd.



Google Area Map

Saturna Island British Columbia, Canada



**Subject Property
117 Sunset Blvd.**

- Dockside Realty
- Public Wharf
- Boat Launch
- Float Plane
- Firehall
- Medical Centre
- Municipal
- Place of Worship
- Campground
- Walking Trail
- Ocean Access/View

Map courtesy of Dockside Realty. Design Copyright © 2012 Minsky Designs www.minskydesigns.com. All rights reserved.

DISCLAIMER: While every effort is made to provide reliable information, Dockside Realty Ltd. makes no representations or warranties as to the accuracy of this brochure.
All measurements are approximate and the buyer is responsible for verifying all data provided.



MICHAEL VALOUR, Licensed Realtor®
Office: 250-539-2121 • Cell: 250-818-3919 • www.DocksideRealty.ca