# COZY LITTLE COTTAGE

## 175 EAST POINT ROAD

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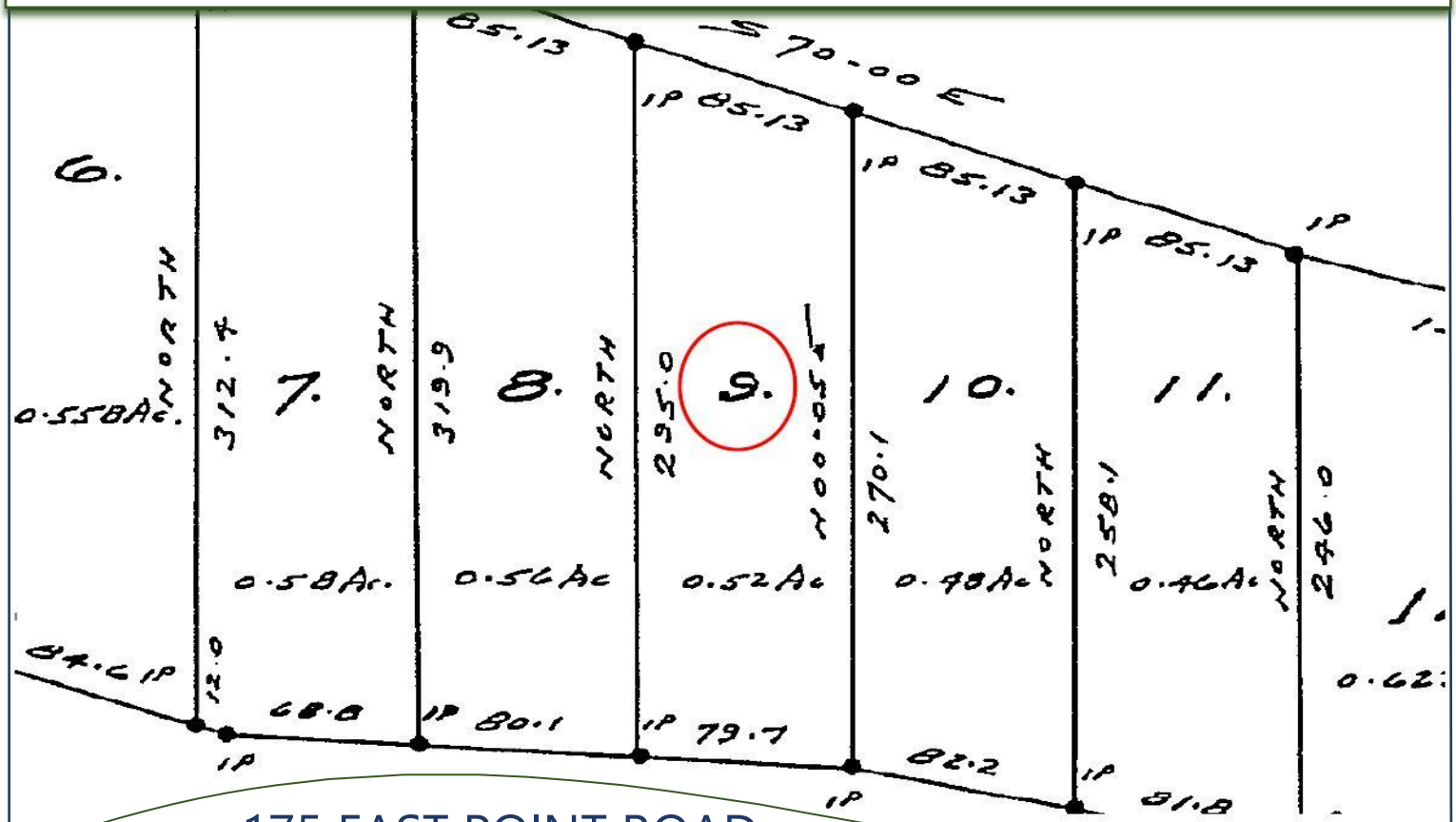
1 BEDS ~ 2 BATHS ~ 896 SQFT

This 900-sqft. cottage sits on a half-acre property with peek-a-boo views over Lyall Harbour. The original structure was built in 1983, underwent a complete renovation in 2015 followed by an addition built in 2024. The upgrades were completed with a full poured foundation & insulated to year-round living standards. The heart of the cottage includes an open concept kitchen/dining/family room with a propane fire box, access to the deck overlooking Lyall Harbour & a full bath. There is also a small, multi-purpose loft area above. The addition contains the main entrance into a spacious living room with a wood stove, & the primary bedroom to the side with an ensuite powder room & laundry. There is a detached carport. This gem is conveniently located near the ferry landing, the General Store, Fire & Ambulance Hall, & most Island Amenities. This could be your Island retreat or your year round home. This home is on the CRD managed water system. Opportunity Knocks!

# PLOT PLAN & AERIAL VIEW

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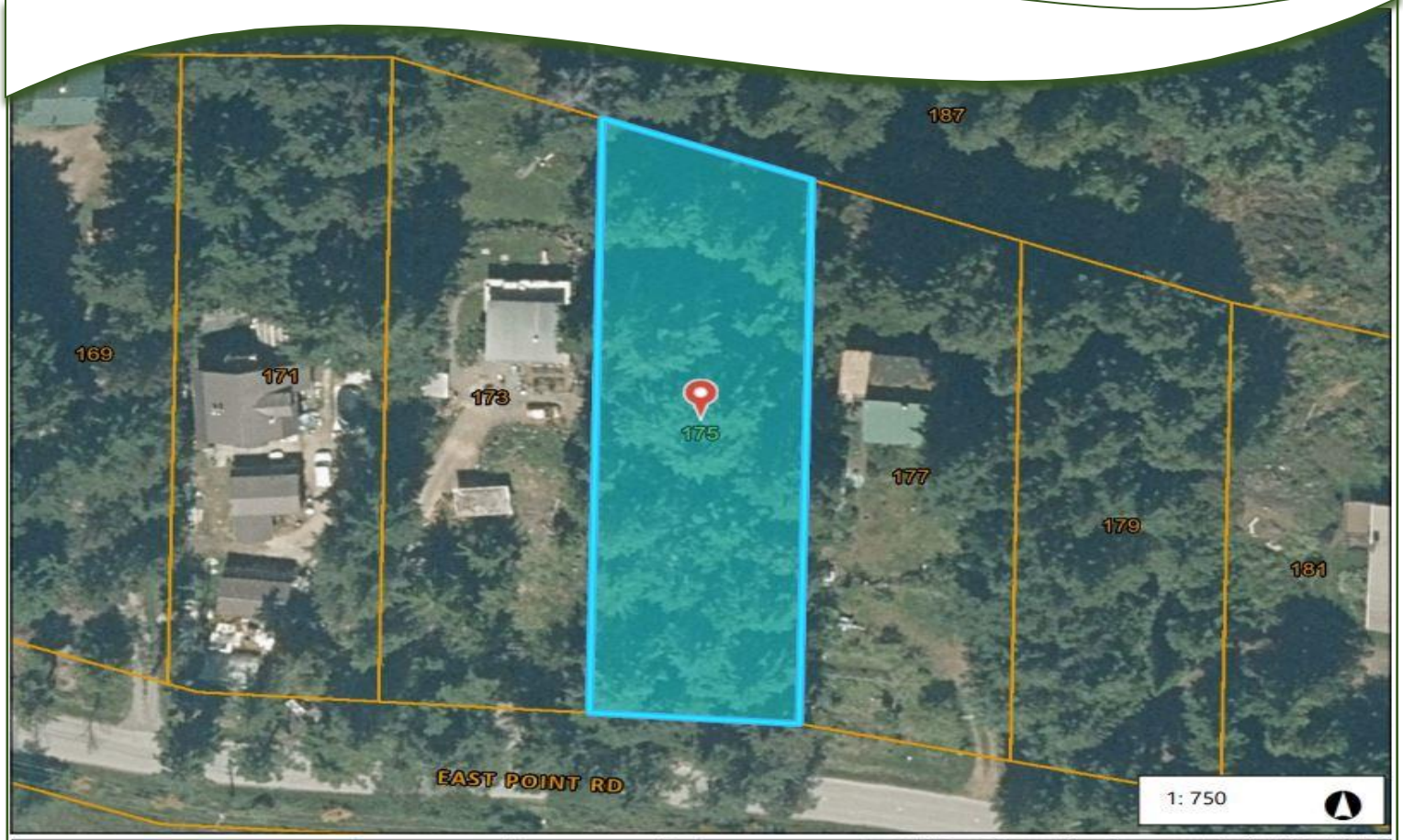


38.1 0 19.1 38.1 Meters

NAD_1983_UTM_Zone_10N

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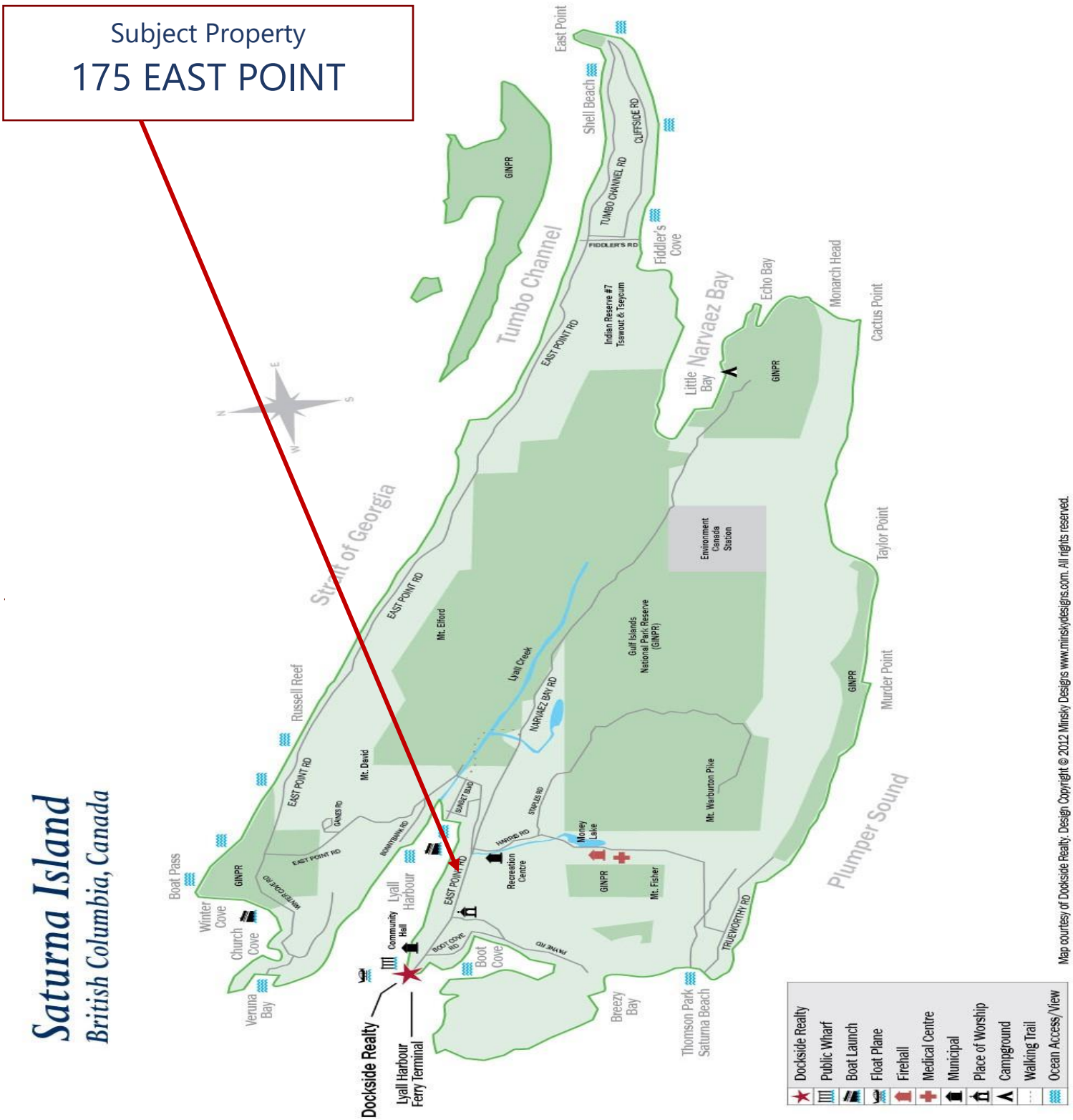
# SATURNA ISLAND MAP

Subject Property
175 EAST POINT

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