

Feature Sheet
278 Pringle Farm Road, Salt Spring Island, BC.
Cottage Offering

Garage

Single car bay
9' x 7' metal /glass overhead door
Electronic door opener
Insulate R-20 walls, R-32 attic
Primed drywall interior
Electric sub-panel

Mechanical

100 amp service
C/W multi circuit generator panel and generator service
Radiant water floor heat
1 wood burning insert with associated chimney (can be substituted for propane fireplace)
2 – 40 gallon hot water tanks, 1 domestic, 1 for floor heat system

Kitchen

Custom maple kitchen (client picks colour)
C/W granite countertops
5 piece appliance package, includes stacking washer/dryer, dishwasher, refrigerator and gas range
Matching hood vent
Stainless steel sink and decorator taps
Multi station lighting package
Large eating area, walkout to deck
Rough in for outdoor barbeque

Bathroom

3 piece includes 1 large walk in multi head shower, c/w heavy glass door
1 low flush toilet
1 vanity, stone top c/w 2 sinks if room allows

General Features

Over 6 acres with magnificent ocean view, in upscale subdivision, backs on to 1200 acres of private hiking trails, accessible from your yard
Multiple decks, stairs and walkouts
Modernistic paint grade trim package and doors
Conforming vinyl thermal glazed windows with low-E and Argon
Exterior cladding includes a combination of cedar siding, cedar shingles and cultured stone
40 year fiberglass mildew resistant shingles on roof
Imported tile flooring and floating floor plank mix
1 bedroom main floor and 1 bedroom loft with bathroom
Comes with crawlspace (full basement optional)

