



## 138 Carlin Ave Salt Spring BC

\$1,595,000

With remarkable views over Ganges Harbour and Galiano Isl., all the way to the coastal mountains behind Vancouver, this environmentally friendly home and separate studio-cottage offer privacy and quiet, on a primarily natural 5.48 woodland-like acres. New heat pumps, triple glazed windows, low tox interior finishes, masonry heater and baking oven all contribute to overall energy efficiency. The home's 2600 square feet offer great flexible spaces for family, work, and play, with a family room that could double as a primary bedroom on the main floor. Custom cabinetry, fir windows and trim, solid wood doors, hardwood floors all contribute to a warm, comfortable, and liveable aesthetic. The 500 sf studio-cottage is spectacular, with wood stove, great room, stunning outdoor shower, and attached garage. Rounding out the picture: automated gate, paved drive, fencing, irrigation, water catchment system, and raised beds. The complete package, all within minutes of Ganges village.

Listing Presented By:



Originally Listed by:  
Engel & Volkers Vancouver Island

[housesaltspring@gmail.com](mailto:housesaltspring@gmail.com)



**Royal**

**LePage in the Comox Valley**

121-750 Comox Road , Courtenay,  
BC, V9N3P6

Phone: 250-702-5950

Fax:

[corony@shaw.ca](mailto:corony@shaw.ca)