



*194 Cliffside Road*

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*List Price \$525,000*









### The Property:

*This waterfront get away has breathtaking views across Boundary Pass to San Juan Islands. This exceptional 0.67 acre south facing medium high bank property with a cozy 1 bedroom 2 bathroom home has it all. It is located on the most picturesque part of the Island. Watch the eagles soar above, freighters and boats beyond and the whales gliding below you on what is the migratory route for "J" pod. This is truly a setting of peace and restfulness. Enjoy all the busyness the ocean life has to offer.*



Location: *A short walk to East Point Park and the Lighthouse and shell beach.*

Direction: *South facing providing the most spectacular ocean front experience*



Water Supply: *Water collection system with 5,000 gallons of water storage 2 filtering systems and UV filter.*

Septic System: *Installed septic in 2002 and was pumped out in 2008*



Home: *Built in 2008, this architecturally and custom built and design to capture the ocean experience from every room of the home! Other features include cherry wood flooring and granite counter tops. A brand new 24 foot trailer is installed and fully serviced and makes an excellent guest suite!*



PROPERTY STATISTICS

*Lot:* 47  
*Legal:* Portion Saturna  
*District:* Gulf Islands  
*Jurisdiction:* Saturna Island  
*Year Built* 2008

*Bedrooms:* 1  
*Loft:* 1  
*Bathrooms:* 2 1 /2 piece and 1 4 piece)  
*Kitchen:* 1  
*Living Room:* 1  
*Dining Area:* 1

*Heat Source:* Electric baseboard and propane fireplace

*Approximate Total Finished Area (sq. ft.):* 860

*Exterior Finish:* Vinyl  
*Roof:* Metal  
*Driveway:* Gravel  
*Parking:* 3 spaces or more  
*Water:* 4,500 gallons Collection and Cistern  
*Waste:* Septic

*Lot Size:* 0.67 acres  
*Taxes:* \$1968.97 (2015)

*Susanne Middleditch*  
*Gulfport Realty Saturna Island*  
*Toll Free - 1-800-291-6601 ext. 313*  
*Local- 250-539-2985*  
*www.saturnarealestate.com*

