

Carefree Lifestyle & Harbour Views



Enjoy village living and a carefree lifestyle in Kingfisher Cove! This is a bright, spacious, and well maintained unit in an adult orientated complex. Ganges Harbour views can be enjoyed from the large deck, kitchen, dining, and living room. The den/office also has a deck, and the main bedroom has a lovely patio, to enjoy the evening sun. The well maintained gardens feature some of the islands nicest palms!!

\$524,000



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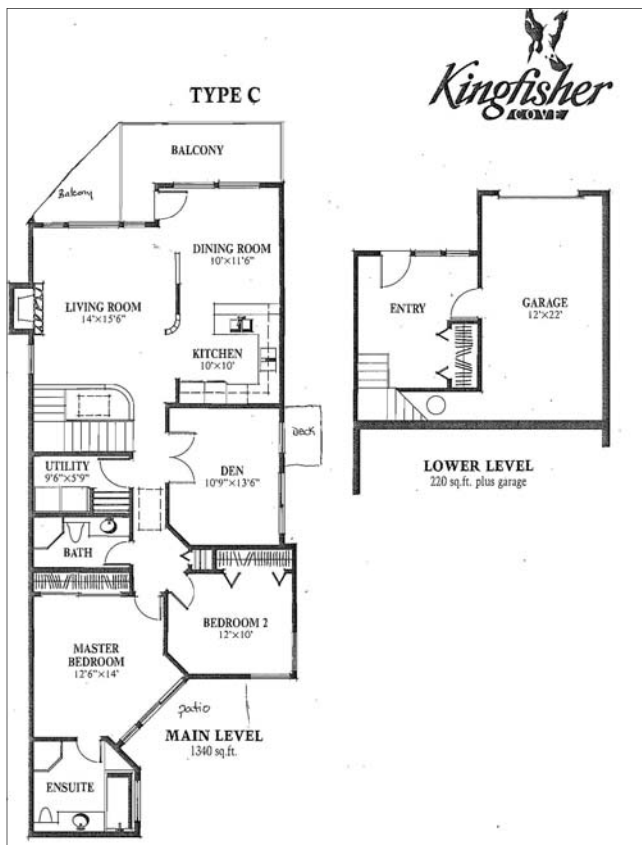
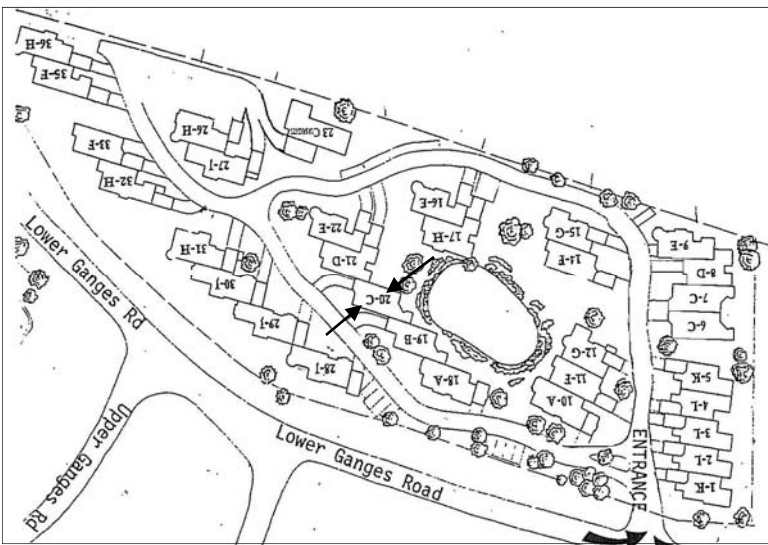


ADDRESS: #20-258 Lower Ganges Rd. MLS: 243784	NAME: Mitchell, J.
LEGAL: PI VIS1834, Slot 3, LD 16 CD, Sect 2, Rge 3E, NSSI	PID: 015-322-556
PRICE: \$524,000 DPA: #1 (Island Villages)	AGE: 1989
MONTHLY ASSESSMENT: \$246 TAXES 2007: 2231	ZONING: R6
SELLING CODE: D & BA WATER: Municipal	LISTED BY: Gil Mouat /Sandra Smith
POSSESSION: TBA SEWER: Sewer System	PHONE: (250) 537-5515

LEVELS: 2	AREA TOTAL: 1560 sq ft	FIREPLACE: Propane
# of BEDROOMS: 2	# of BATHROOMS: 2	
EXTERIOR: Stucco	ROOF: Fiberglass Shingle	HEATING: Electric/Propane FP

<u>MAIN FLOOR:</u> 1093 sq ft	LIVING ROOM: 14 X 16	DINING ROOM: 10 X 12
MAST. BEDROOM: 14 x 13	BATHROOM: 3 PCE	KITCHEN: 10 X 9
ENSUITE BATH: 10 x 9	BEDROOM: 12 X 10	DEN: 14 X 11
<u>GROUND LEVEL:</u> 213 sq ft		
ENTRY: 12 X 13	GARAGE: 11 X 22	

Strata fees include: Building Insurance, garbage pickup, management fees, water, and ground maintenance.



**Above information is from sources believed to be reliable but should not be relied upon without verification. Salt Spring Realty Ltd. assumes no responsibility for its accuracy.*