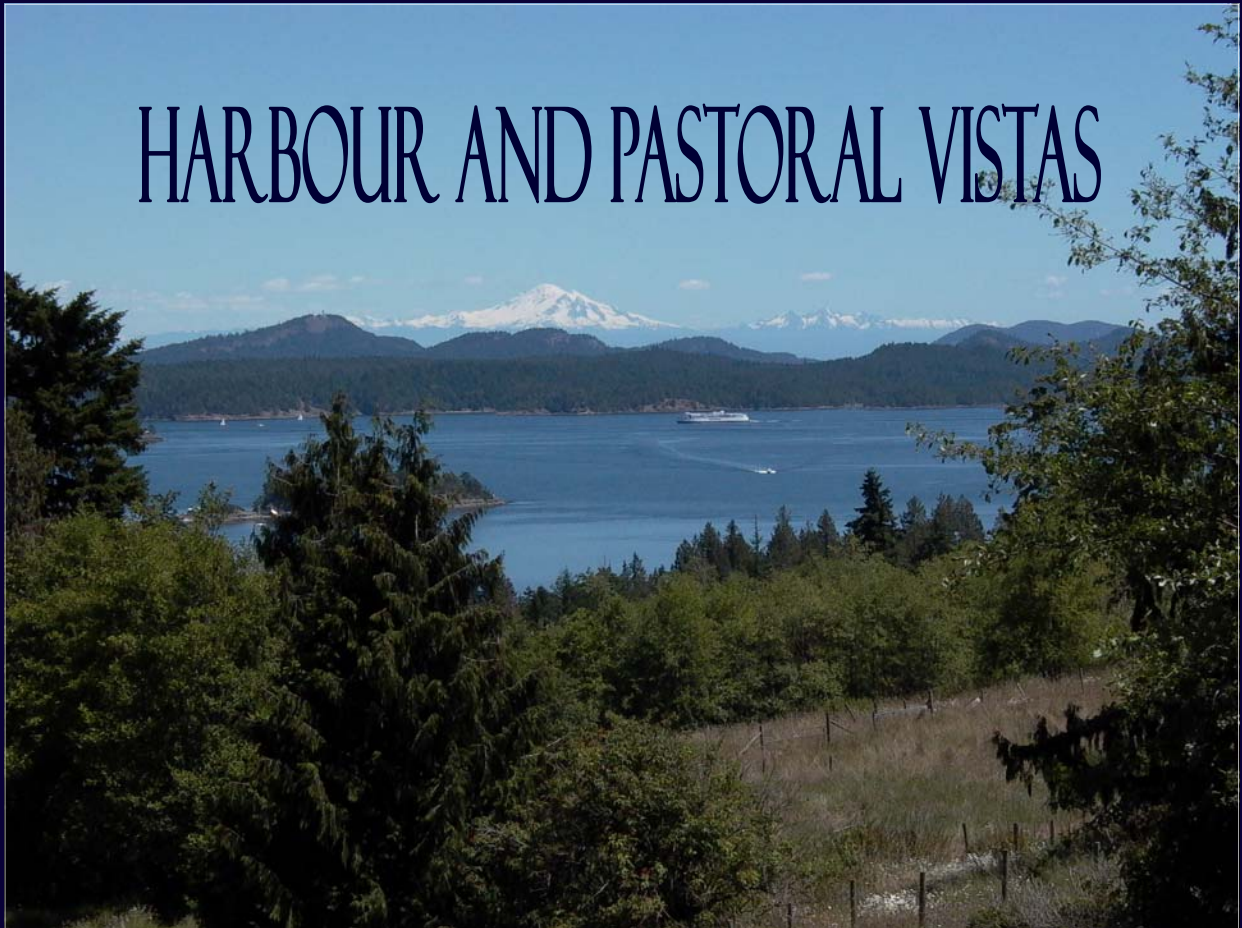


HARBOUR AND PASTORAL VISTAS



Immaculate, level-entry home with walk-out lower level, perfectly set up for a B&B or extended family living. Panoramic views of Ganges Harbour over the islands and to Mt. Baker. This is the first large agricultural acreage as you head south out of Ganges enjoying over five pastoral acres fringed by majestic trees. An added bonus is a separate, fully finished, 525 square foot studio situated above a substantial workshop. Conveniently located and close to the village, sailing club, golf, shopping, seaplane and on the bus route.

\$719,900



101-170 Fulford Ganges Rd
Salt Spring Island BC V8K 2T8

Sandra Smith

250.537.1201

Toll Free: 1.800.537.1201

www.saltspringhomefinder.com

sandra@saltspringhomefinder.com



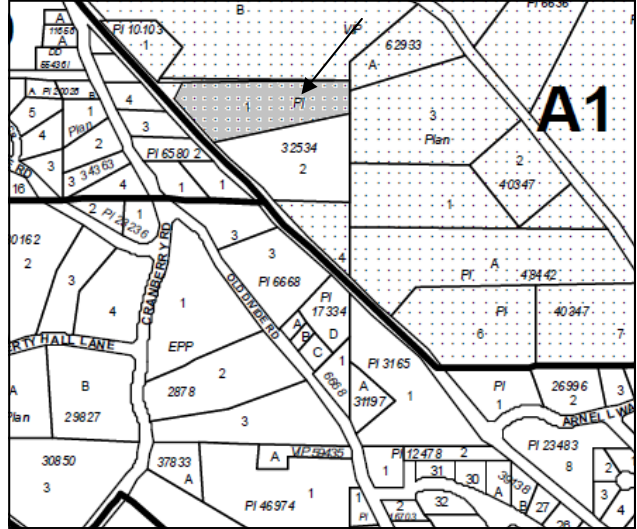
ADDRESS: 529 Fulford Ganges Road	MLS#: 291218	PID: 000-158-143
LEGAL: Plan 32534; Lot1, LD 16, Section 17, Range 4E, Portion NORTH SALT SPRING	LOT SIZE: 5.14 acres	LISTED BY: Sandra Smith
PRICE: \$719,900	TAXES 2010: \$2,947	PHONE: (250) 537-1201
SELLING CODE: 3%1st100k;1.5%B	ZONING: A1/Agricultural	
POSSESSION: TBA	WATER: Community	

LEVELS: 2	EXTERIOR: Vinyl Siding	FUEL: Electric, Wood
# OF BEDROOMS: 4	ROOF: Asphalt Shingle	WASTE: Septic Tank
# OF BATHROOMS: 3	AREA TOTAL (finished): 2,860 sq. ft.	FIREPLACE: Living room, Family Room

MAIN LEVEL: 1,462 sq. ft.	LIVING: 27 X 12	ENSUITE: 2
ENTRANCE: 10 X 6	BATHROOM: 4pc	UTILITY: 13 X 10
MASTER BEDROOM: 14 X 1 0	DINING: 11 X 11	
KITCHEN: 11 X 10	BEDROOM: 10 X 9	

UPPER LEVEL: 1,430 sq. ft.	KITCHEN: 13 X 12	HOBBY ROOM: 20 X 11
BEDROOM: 14 X 14	FAMILY ROOM: 14 X 10	STORAGE: 19 X 12
BEDROOM: 14 X 12	BATHROOM: 2pc	

SEPARATE STUDIO: 525 sq. ft.	WORKSHOP: 525 sq. ft.
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*Above information is from sources believed to be reliable but should not be relied upon without verification.
 MACDONALD REALTY- Salt Spring Island assumes no responsibility for accuracy.
 250.537.1201 sandra@saltspringhomefinder.com www.saltspringhomefinder.com