



## Heritage Charm

This immaculate heritage home on 1.42 sunny acres has all the charm of days gone by, including a sweet covered front veranda, and heirloom gardens and orchard. The house's history as the original Mouat homestead is still evident in the character styling retaining elegance and sophistication, while extensive upgrades give it a move in ready appeal. Delightful, bright gourmet kitchen with quality appliances and a butler's pantry for entertaining pleasure. Main floor bedroom or studio with attached bathroom and superb natural light provides a flexible space to suit your needs. Private setting with harbour glimpses and ocean views. Garden enthusiasts will appreciate the surrounding mature perennial plantings, seating areas and fruit and nut trees. Located just a short distance to town and sailing club. A piece of Salt Spring history.

\$799,000

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**LP** LUXURY PORTFOLIO INTERNATIONAL

**Sandra Smith** 250.537.1201

Personal Real Estate Corporation

E [saltspringhomefinder@gmail.com](mailto:saltspringhomefinder@gmail.com) W [www.saltspringhomefinder.com](http://www.saltspringhomefinder.com)

	<b>Finished Rooms</b>				<b>Listing Summary</b>	
	<b>Rooms / Lvl</b> <b>Finished SqFt:</b>	<b>Lvl 1</b> 1,947	<b>Lvl 2</b> 1,306	<b>Lvl 3</b>	<b>Lvl 4</b>	<b>MLS®:</b> 421888 <b>Status:</b> Current <b>SubClass:</b> SF Det  <b>Taxes:</b> \$3,700 <b>2019 Asmt:</b> \$745,000
<b>332 Fulford-Ganges Rd</b> <b>GI Salt Spring ~ V8K 2K6</b>		Entrance 11x11 Living 17x15 Dining 9x15 Kitchen 20x12 Mast Bdrm 12x24 Bathroom 3 Ensuite 3 4 Laundry 11x5 Kitchen-Addl. 12x9 Family 15x14 Bedroom 22x12 15x11 Bedroom 13x15 Walk-in Closet 5x8 Other 6x8 Walk-in Closet 6x9				
<b>Interior Details</b>		<b>Unfinished Rooms</b>				
<b>Layout:</b> Main Level Entry with Upper Level(s) <b>Bedrms:</b> 4 <b>Baths Tot:</b> 3 <b>Bth 2Pce:</b> 1 <b>Bth 3Pce:</b> 2 <b>Bth 4Pce:</b> 1 <b>Bth 5Pce:</b> 1 <b>Ens 2Pce:</b> 1 <b>Ens 3Pce:</b> 1 <b>Ens 4+Pce:</b> 1 <b>App Incl:</b> <b>Int Feat:</b> Dining-Living Combo, Eating Space, Flrs/Tile, Flrs/W-W Carpet, Flrs/Wood, French Doors, Screens	<b>Kitchens:</b> 1 <b>Fireplaces:</b> 1 <b>Main Lev:</b> Level 1 <b>Fin SqFt:</b> 3,253 <b>Unfin SqFt:</b> 728 <b>Bed &amp; Brk:</b> <b>Adnl Acc:</b> <b>Basement:</b> 6' 8" / Finished - Not <b>FP Feat:</b> Living Rm	Basement 19x14 Basement 7x8 Basement 9x8	<b>Schools</b>			
		<b>Elementary</b> 64 Salt Spring <b>Middle</b> 64 Salt Spring <b>Senior</b> 164 Gulf Islands				
<b>Building Information</b>		<b>Frnt Faces:</b> E <b>Rear Faces:</b> W	<b>Bldg Sch:</b> <b>Bldg Warr:</b> <b>EnerGuide Rtg/Dt:</b>	<b>Bldg Style:</b> Character, Heritage <b>Fuel:</b> Electric, Wood <b>Heat:</b> Fire Insert, See Remarks <b>Roof:</b> Metal <b>Fndn:</b> Concrete Poured <b>Accss:</b> Ground Level Main Floor		
<b>Lot/Strata Information</b>		<b>Lot Size:</b> 61,855sqft / 1.42ac <b>Prk #:</b> 0 <b>Waste:</b> Septic System <b>Mgd By:</b>	<b>Dims (w/d):</b> <b>Driveway:</b> Gravel/Dirt <b>Services:</b>	<b>Shape:</b> Irreg. <b>ALR?:</b> <b>SLot:</b> 2		
<b>Prk Type:</b> Driveway, Garage Single <b>Water:</b> City/Munic. <b>Lot Feat:</b> View: Mtn, View: Water, Sloping <b>Complex:</b> <b>SqFt Balc:</b> <b>SqFt Prk:</b> <b>SqFt Pat:</b> <b>SqFt Strg:</b> <b>Gnd/Top?</b> <b>Shrd Am:</b>		<b>StrLots/Cplx:</b> <b>Bldgs/Cplx:</b> <b>Suites/Bldg:</b> <b>Floors/Bldg:</b> <b>Lvl/Suite:</b>	<b>Prk Cm Prp:</b> 0 <b>Prk LCP:</b> <b>Prk Str Lot:</b> <b>Str Lot Incl:</b> <b>Com Str ltm:</b>	<b>Rent Alld?:</b> <b>Yng Ag Alld:</b> <b>Pets Alld?:</b> <b>BBQs Alld?:</b>  <b>Assmt Incl:</b>		
<b>Photos and Map</b>		   				
<b>Brokerage Fee:</b> 3% \$100k & 1.5% bal						

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Macdonald Realty Ltd.  
 101-170 Fulford Ganges Road  
 Salt Spring Island, BC V8K 2T8