



Make it Maracaibo

Maracaibo is an environmentally friendly bare-land strata development sited on a private 530 acre forested peninsula. A fantastic spot to live or holiday as the 189 acres of common property include a sheltered marina (best moorage in Gulf Islands), tennis courts, swimming lagoon, clubhouse, rental cottages, and over 9 miles of walking trails. This sunny property sits on the south-west facing shore of Long Harbour enjoying fantastic water and island views. A beautiful natural coastal environment with a mix of Arbutus and Fir and grassy knolls. On a community water system. Price does not include Maracaibo share.

Offered at \$399,000

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LOT 52 Nose Point Rd
GI Salt Spring ~ V8K 1S4

Listing Summary	
MLS@: 426473	List Price: \$399,000
Status: Current	Orig Price: \$399,000
SubClass: ResLnd	Sold Price:
	Pend Date:
Taxes: \$3,368	Mth Assmt: \$291

Legal Information	
Gulf Islands Rural (764)	Roll: 1177116
PID/MHR: 000-136-204	Title: Frhld/Strat
Legal Dsc: Plan VIS905; Lot 52; Dist Lot 10; Land Dist 16; Freeform Portion NORTH SALT SPRING, TOGETHER WITH	
Zn Cls/Tp: Residential	
2020 Asmt: \$663,000	2019 Taxes: \$3,368

Schools		
Elementary	Middle	Senior
64 Salt Spring I	Saltspring Islar	64 Gulf Islands

Lot Information

Lot Size:	37,026sqft / 0.85ac (est)	Dimensions (w/d):		Lot Shape:	Irreg.
Water:	Co-Operative	Waste:	None	Driveway:	Gravel/Dirt
ALR?:					
Lot Feat:	View: Mtn, View: Water, Wfront: Ocean, Private, Treed				
Services:	See Remarks				
Common Strata Items:	Common Area, Private Road				

Photos and Map



Brokerage Fee: 3% first \$100k, 1.5% balance

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