



Vesuvius Beach Beckons \$459,000



Explore the Gulf Islands



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DAVE WALLS

FIONA WALLS

NAME: Lloyd
ADDRESS: 116 Tantramar Road
LEGAL DESCRIPTION: Plan VIP10174, Lot B, LD 16, Section 8, Range 2W
PID: 000-014-508



PRICE: \$459,000
SELLING COMM: D&BA

LISTING SALESPERSON: Fiona Walls
HOME PHONE: 537-1815

TAXES (09): \$2,212
YEAR BUILT: Unknown
HEATING: Electric
WASTE: Treatment System

TERMS: Cash, P.A.O.F.
ROOF: Asphalt Shingle, Torch On
DPA: 3 (Foreshore Area)
LEVELS: One

LOT SIZE: .23 Ac.
EXTERIOR: Vinyl Siding
WATER: Community
TOTAL AREA: 1,350 Sq. Ft.

Specifications

ENTRANCE: 7' x 6'
DINING ROOM: 12' x 10'
MSTR BEDROOM: 15' x 11'

LIVING ROOM: 19' x 11'
KITCHEN: 18' x 11'
BATHROOM: 4 Pce.

LIVING ADD'L: 14' x 8'
BEDROOM: 16' x 12'
STORAGE: 10' x 10'

Located in the heart of Vesuvius Bay, this charming home has it's own access to the waterfront and Vesuvius beach. Enjoy beachcombing, warm water swimming and some of the most spectacular sunsets on the island. A sunny lot and bright home nestled amongst other charming homes and cottages. Upgraded kitchen and bathroom, new hot water tank, and new state of the art septic system. Walking distance to the ferry and store. Don't miss this unique waterfront experience.



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