

Home Plus Studio at 151 Cranberry Road



Situated on one, easy care acre, with mature fruit trees and good sun, and only minutes to Ganges. The home was completely renovated inside and out from 2000 to 2009 - wood floors refinished throughout on the main level, new bathroom & flooring on the lower level, and new flooring up; like new top to bottom! All the new construction has permits and finals in place, and there's nothing to do but relax in this attractive and inviting home. For entertaining needs, there's an open kitchen and living area that spills onto a private deck with old world charm. There is also an equally well appointed studio built with the same quality of construction and finishing, providing income. In addition, a separate driveway and address at 536 Fulford-Ganges Road offers high traffic exposure for your home based business or creative pursuits!

Asking \$529,000



DAVE WALLS

davidwalls@shaw.ca
 Cell: 250-537-7298
 Office: 537-5553

www.thewalls.ca
*"Your Link to Real Estate
on Salt Spring Island"*



Home: 250-537-1815

fionawalls@shaw.ca
 Cell: 250-537-6331

Toll Free: 1-888-608-5553



FIONA WALLS

NAME: BUDD, C. & H. **MLS #: 260227**
ADDRESS: 151 Cranberry Road
LEGAL DESCRIPTION: Plan 6580, Lot 2, LD 16 Cowichan, Section 17, Range 4E, Part NSSI
PID: 000-544-353

PRICE: \$529,000 **LISTING SALESPERSON: Fiona Walls**
SELLING COMM: D&BA **HOME PHONE: 537-1815**

TAXES (08): \$2,039.88 **TERMS: P.A.O.F., Cash**
LOT SIZE: 1.00 Acre **YEAR BUILT: (Reno'd 2000-2006)**
ROOF: Asphalt/Metal **EXTERIOR: Wood**
HEATING: Electric/Propane F.P. **DPA: 6**
WATER: Community **WASTE: Septic**
LEVELS: One **TOTAL AREA: 1,710 Sq. Ft.**



Main Floor 927 Sq. Ft.

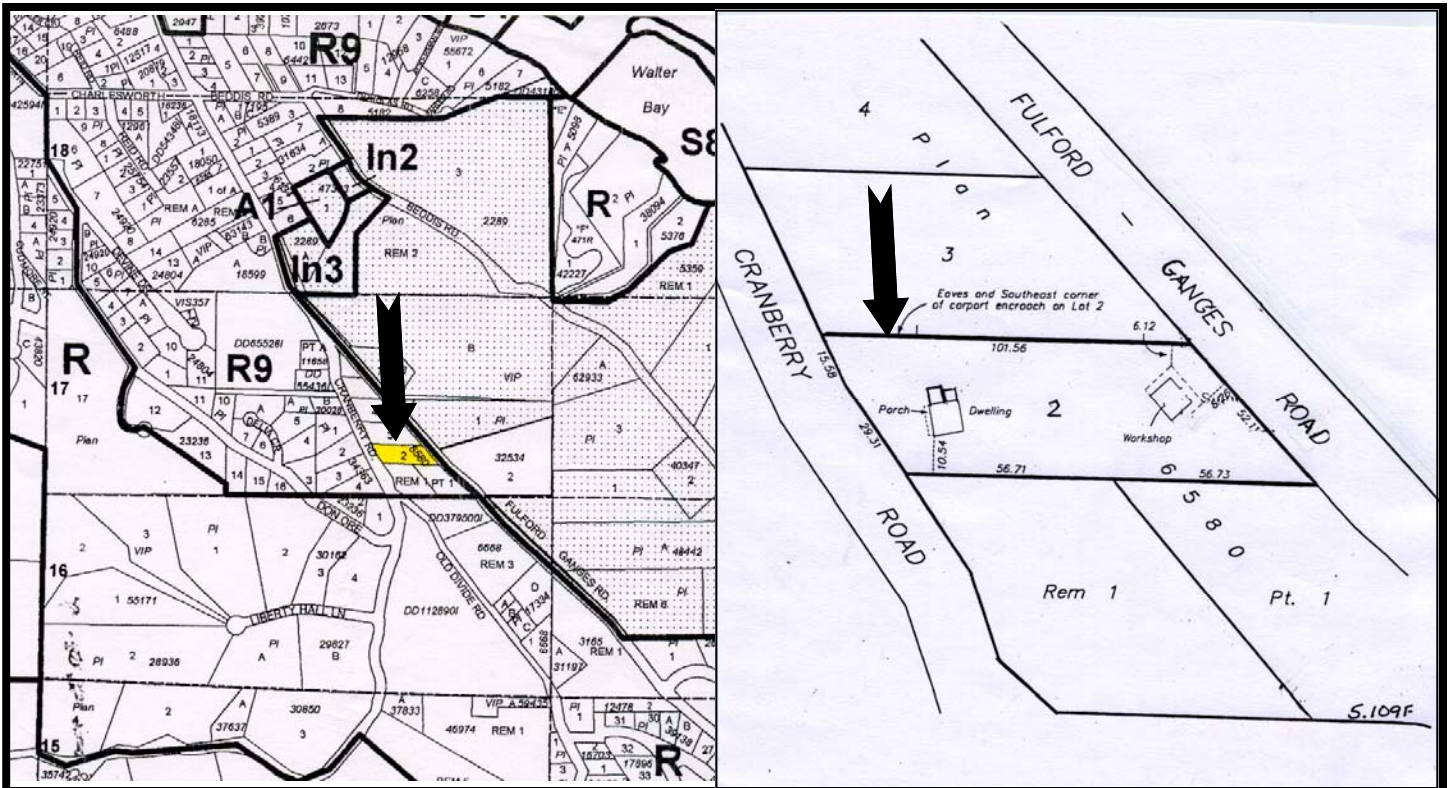
LIVING ROOM: 17' x 15' **DINING ROOM: 12' x 12'** **KITCHEN: 11' x 10'**
MSTR BEDROOM: 14' x 11' **BEDROOM: 14' x 12'** **BATHROOM: 3 Pce.**

Lower Floor 783 Sq. Ft.

BEDROOM: 10' x 10' **BATHROOM: 4 Pce.** **UTILITY ROOM: 14' x 9'**
LAUNDRY: 12' x 9' **FAMILY ROOM: 17' x 16'**

REMARKS: REALTORS - PLEASE ACCESS THIS PROPERTY FROM 536 FULFORD-GANGES ROAD, WHICH IS THE STUDIO ADDRESS.

Renovations and upgrading include: New electrical, plumbing, insulation, vapor barrier, and siding, and a complete septic system. There's an RV site in place with power, water and septic hook-ups. Tenanted - **24 hours notice required** for showings. **NOTE: Ask Realtor about great revenue income.**



* 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 *