

PEMBERTON
HOLMES
ESTABLISHED 1887
SALT SPRING



All The Charm Of Yesteryear
(With The Modern Conveniences Of Today)

\$675,000



NAME: KRUEGER, GRAY, MORGAN

MLS : 262008

ADDRESS: 2825 Fulford-Ganges Road

LEGAL DESCRIPTION: Plan 28075, Lot C, LD 16, Section 14, Range 1& 2, Portion SSSI

PID: 002-276-038

PRICE:\$675,000

LISTING SALESPERSON: Fiona Walls

SELLING COMM: D&BA

HOME PHONE: 537-1815

TAXES (08): \$2,823.00

TERMS: P.A.O.F., Cash

LOT SIZE: 1.70 Ac.

YEAR BUILT: 1938

ROOF: Wood Shingle

EXTERIOR: Wood

HEATING: Elec/Wood

DPA: 1 (Island Village)

WATER: Community

WASTE: Septic

LEVELS: Two

TOTAL AREA: 1,536 Sq. Ft.

Main Floor 1,024 Sq. Ft.

LIVING ROOM: 19' x 15'

DINING ROOM: 12' x 10'

KITCHEN: 14' x 12'

BATHROOM: 4 Pce.

BEDROOM: 12' x 10'

Upper Floor 512 Sq. Ft.

MSTR BEDROOM: 16' x 15'

BATHROOM: 2 Pce.

BEDROOM: 15' x 9'

REMARKS: Auxiliary buildings include a Greenhouse, Workshop and 650+ sq. ft. studio with loft. **24 hour notice** preferred. No "FOR SALE" sign on the property.



Quintessential Salt Spring Island!
This 1.7, ocean view acreage has a charming 1930's heritage style home, beautifully upgraded with wood floors throughout. Enjoy the sunny, southwest facing ocean view overlooking Fulford Harbour from this very cozy and delightful home, as well as the covered porch and garden areas. The separate, fully finished, ocean view studio with loft offers 650+ square feet of area, and was designed to keep the integrity of the heritage style. Built in 1995 with CRD permit and final in place, the charming studio affords endless possibilities for your creative endeavours! The property is partially fenced with established gardens, and deer proofed veggie garden. Within walking distance to the Beach, Fulford Elementary School, Day Care, Post Office, General Store, Pub, Restaurant, Marina and Ferry. A very private property, on municipal water, and with ADSL internet.