

LOW BANK OCEAN FRONT HOME WITH YEAR ROUND MOORAGE!



On the pristine west side of Salt Spring! Like new, bright, immaculate 2 bedroom (+ a den), 2 bathroom ocean front home with vaulted ceilings, custom kitchen, ocean side decks and a spacious garage/workshop! Low bare land strata fee of \$700 per year includes year round moorage, community water & sewer systems, tennis courts and proportional ownership of other common land. Private, peaceful with abundant wildlife and pleasant summer breezes through the house. About 25 minutes by road to Fulford or minutes by boat to Cowichan Bay, Maple Bay or Sidney. Fast internet available. Simply the best in oceanside living!

\$699,000 * MLS #289206



Salt Spring Realty

1101-115 Fulford Ganges Road
Salt Spring Island, B.C. V8K 2T9

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ADDRESS: 170 Musgrave Place, Salt Spring Island, B.C., Canada

LEGAL: Strata Lot 10, SP1453, S46, SSSI, Cowichan District plus

PRICE: \$699,000 MLS: 289206

COOP. COMMISSION: 2.5%

POSSESSION: T.B.A.

LOT SIZE: 0.49 acre

SEWER & WATER: Community

TAXES 2010: \$2,783.00

MORE PHOTOS: www.saltspringrealestate.com

PID: 002-727-277

AGE: 2001

ZONING: R DPA: 6

LISTED BY: TOM NAVRATIL

DIRECT: 250-537-7815

LEVELS: 1

AREA TOTAL: 1,715 sq. ft.

of BEDROOMS: 2

of BATHROOMS: 2 + a den

EXTERIOR: Hardy plank

ROOF: Asphalt Shingle

HEATING: Heat Pump, Wood Stove

ENTRANCE: 9 x 8

MASTER BEDROOM: 16 x 18

BEDROOM: 16 x 9

LIVING ROOM: 21 x 21

ENSUITE: 3 piece

MAIN BATHROOM: 4 pc

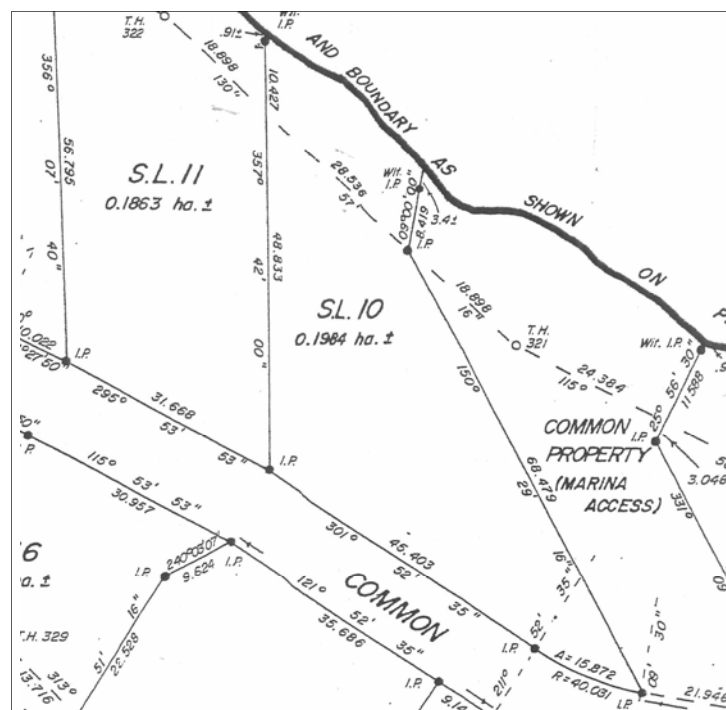
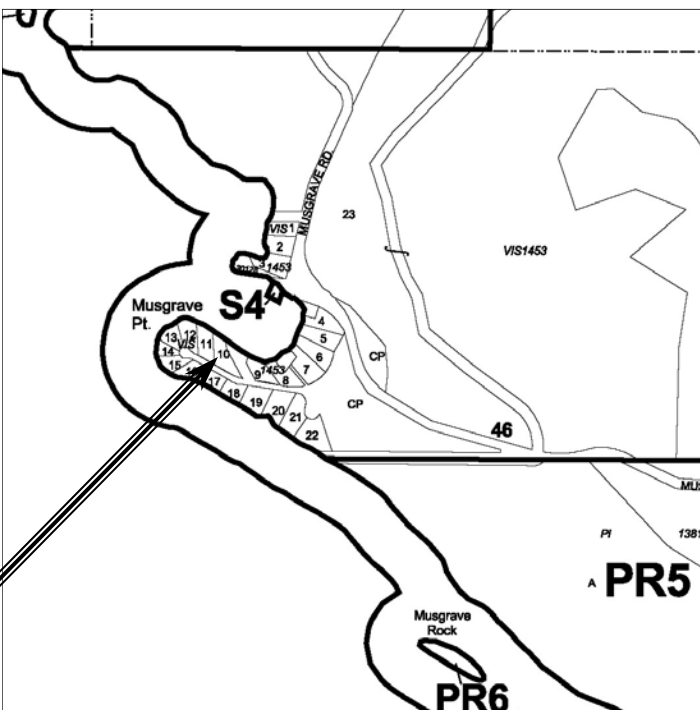
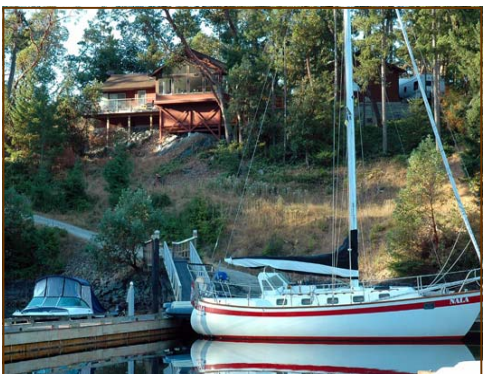
KITCHEN: 12 x 13

DEN: 10 x 10

LAUNDRY: 10 x 7

GARAGE/WORKSHOP: 24 x 24

N.B. All showings by appointment. Realtors: if you send clients to drive by please have the L/S notify the Strata.



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