

# Quintessential Salt Spring

\$399,000



Expansive and artistic home with many creative touches on a sun soaked acreage that is south facing with a character barn. The land is totally deer fenced with heirloom fruit trees and arable land that is close to nearby beaches. Ganges is minutes away. This is intrinsically Salt Spring just waiting for you.



ADDRESS: 444 Long Harbour Road      MLS#: 293148      PID: 018-016-847  
LEGAL: PLAN VIP55570, LOT A, SECTION 2 & 3, RANGE 5 EAST, COWICHAN DISTRICT, NORTH SALT SPRING ISLAND

PRICE: \$399,000  
TAXES 2011: \$2,569  
S. COMM: 3%100K & 1.5% B

LISTED BY: SANDRA SMITH  
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LOT SIZE: 2.76  
WATER: WELL  
WASTE: SEPTIC  
LEVELS: 3

AREA (Finished): 2,054 sq. ft.  
EXTERIOR: WOOD  
ROOF: ASPHALT SHINGLE/WOOD  
BEDROOMS: 3+

ZONING: RURAL  
AGE: 1981  
HEATING: BASEBOARD, WOOD  
BATHROOMS: 2

ENTRY LEVEL 446 SQ. FT.  
KITCHEN: 17 x 25

UPPER LEVEL 950 SQ. FT.  
LIVING ROOM: 12 x 28

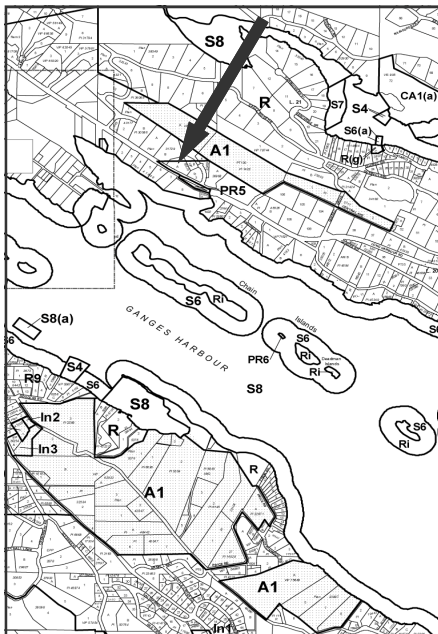
MAIN BEDROOM: 10 x 12

DEN: 10 x 11

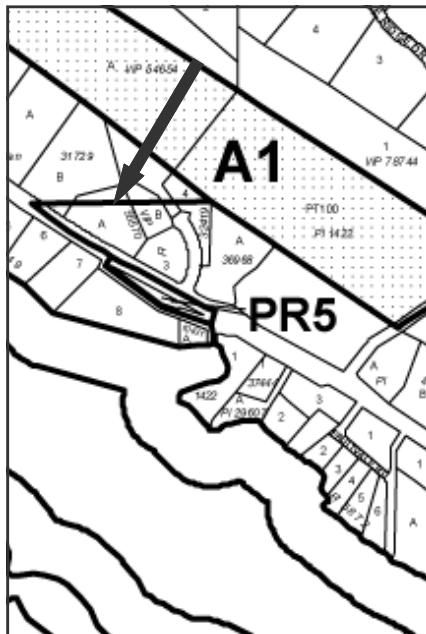
TOP LEVEL 658 SQ. FT.  
BEDROOM #2: 11 x 16

BEDROOM #3: 11 x 16

NOTES: PLEASE NOTE THAT THERE IS AN OUTBUILDING THAT IS A BARN. THIS HOME HAS MANY UNIQUE ANGLES AND MEASUREMENTS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE BUYER IF IMPORTANT. DESIGN PLANS ARE AVAILABLE FOR EXPANSION OF THIS HOUSE.



AREA MAP



NEIGHBOURHOOD MAP



PLOT PLAN



SALT SPRING ISLAND

101-170 Fulford Ganges Road  
Salt Spring Island BC V8K 2T8

\* The above information is from sources believed to be reliable but should not be relied upon without verification. MACDONALD REALTY Salt Spring Island assumes no responsibility for accuracy.

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