



Sustainable Living

Experience self-sufficiency at this captivating 3.24 acre south end hobby farm, with beautiful water views and all day sunshine. Thoughtful plantings of ever changing floral displays and extensive fruit and nut trees, surrounded by majestic fir trees. Immaculately maintained 3,300 sq. ft. home, under New Home Warranty, with finecustom finish throughout. Separate entrance on Harbour view walk-out lower level for private guest area, in-law suite or home office. An ideal situation for a small scale hobby farm with excellent water quality and supply and several outbuildings for farm or garden use or utilize the studio/workshop for artistic or hobby pursuits. Wired for generator. Just steps across the street is Drummond Park and the beach, a great spot for walking, beachcombing and launching your kayak. Walk to the ferry, shops and restaurants. Work from home, grow your own vegetables, harvest fruit and nuts, and produce enough eggs for your family and a small farm business too. Tranquil and pastoral, setting the tone for a delightful and sustainable rural lifestyle!



\$1,325,000

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Leading REAL ESTATE COMPANIES OF THE WORLD

LP LUXURY PORTFOLIO INTERNATIONAL



2642 Fulford-Ganges Road



Lot Size: 3.24 acres

Bedrooms: 4

Year Built: 2011

Zoning: Agricultural

Water: Water License from creek allows 500 gallons per day cost \$75 every 3 years

Fuel: Electric, Wood

Roof: Metal

Foundation: Concrete Poured

Interior dimensions : 3,136 square feet

Bathrooms: 4

Taxes: \$1,902

Waste: Septic

Heat: Baseboard, Wood Stove, Lower Level fully heated by in-floor radiant hot water heat

Exterior: Cement Fibre Siding

MAIN LEVEL: 1,076 sq. ft.

ENTRANCE: 6 x 9

KITCHEN: 12 x 13

LIVING ROOM: 17 x 24

BATHROOM: 2 pce.

DINING: 11 x 9

LAUNDRY: 6 x 10

LOWER LEVEL: 1,060 sq. ft.

OFFICE: 14 x 12

UTILITY ROOM: 6 x 14

BEDROOM: 12 x 11

BATHROOM: 4 pce.

BEDROOM: 12 x 14

BATHROOM: 4 pce.

UPPER LEVEL: 1,000 sq. ft.

MAIN BEDROOM: 15 x 21

ENSUITE: 5 pce.

BEDROOM: 14 x 11



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Lower Level



Aerial View

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