



## Clamshell Island

If you are seeking the solace and seclusion of a private island for the price of a city condo, Clamshell Island is the spot for you. Ideally situated just off the coast of Salt Spring Island, in Long Harbour between Scott Point and Nose Point, across from protected Maracaibo Estates common property, thus occupying a most picturesque location. In its natural state, the 1.1 acre island is beautifully treed with an enchanting mix of Arbutus, Gary Oak, Fir and Juniper. Also for your pleasure is a sweet sandy-shell beach, oyster bed, colourful wildflowers and coastal sand stone outcroppings. Close to the amenities of Salt Spring for convenience. Ready for your off-the-grid home or a seasonal get-away and a truly unique lifestyle!

Offered at \$485,000

*Leading* REAL ESTATE COMPANIES OF THE WORLD

**Sandra Smith** 250.537.1201  
Personal Real Estate Corporation

**LP** LUXURY PORTFOLIO INTERNATIONAL

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GI Salt Spring ~ V8K 1A0**



**Listing Summary**

<b>MLS@:</b> 429975	<b>List Price:</b> \$485,000
<b>Status:</b> Current	<b>Orig Price:</b> \$485,000
<b>SubClass:</b> ResLnd	<b>Sold Price:</b>
	<b>Pend Date:</b>
<b>Taxes:</b> \$1,072	<b>Mth Assmt:</b>

**Legal Information**

Gulf Islands Rural (764) **Roll:** 12063000  
**PID/MHR:** 001-375-458 **Title:** Freehold  
**Legal Dsc:** Dist Lot 222; Land Dist 16;  
 Freeform Portion SM ISLE IN  
 LONG HBR.

**Zn Cls/Tp:** Residential  
**2019 Asmt:** \$207,000 **2019 Taxes:** \$1,072

**Schools**

<b>Elementary</b>	<b>Middle</b>	<b>Senior</b>
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**Lot Information**

<b>Lot Size:</b> 47,916sqft / 1.10ac (est)	<b>Dimensions (w/d):</b>	<b>Lot Shape:</b> Irreg.
<b>Water:</b> None	<b>Waste:</b> None	<b>Driveway:</b>
<b>ALR?:</b>		
<b>Lot Feat:</b> View: Water, Wfront: Ocean, Treed		
<b>Services:</b>		
<b>Common Strata Items:</b>		

**Photos and Map**



**Brokerage Fee:** 3% first \$100k 1.5% balance

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