



Impeccable Comfort & Convenience!



Absolutely perfect! Steps to town, with a convenient location in the small, friendly, residential enclave of Bishop's Green. This immaculate and recently updated one level, half-duplex home boasts new paint, carpet, appliances and fixtures as well as quality finish throughout and a stylish neutral palette. Surrounded by professionally landscaped grounds, natural rock walls, and a lovely, sun drenched, south-facing rear deck. Private driveway allowing parking for two. All ages and pets (one pup or kitty) welcome. A fantastic opportunity for those seeking a low maintenance, easy care lifestyle in a "like new" home!

\$779,000

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**258 Fulford-Ganges Rd
GI Salt Spring ~ V8K 2K6**

Interior Details

Layout: Duplex Side/Side
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 2
Bth 2Pce: 0 **Storeys:** 2
Bth 3Pce: 0 **Fin SqFt:** 1,432
Bth 4Pce: 1 **Unfin SqFt:** 0
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** Crawl Space
Ens 4+Pce: 1 **FP Feat:** Living Room, Primary Bedroom, Propane
App Incl:
Intr Ftrs: Closet Organizer, Dining/Living Combo

Rooms

RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	12'x10'
Dining Room	Main	10'x10'
Ensuite	Main	4-Piece
Entrance	Main	7'x7'
Kitchen	Main	13'x12'
Laundry	Main	6'x6'
Living Room	Main	15'x18'
Primary Bedroom	Main	17'x12'
Walk-in Closet	Main	7x17

Listing Summary

MLS@: 909991 **List Price:** \$779,000
Status: Active **Orig Price:** \$779,000
Sub Tpe: Row/Twn **Sold Price:**
Taxes: \$2,806 **Pend Date:**
2022 Asmt: \$772,000 **Strata Fee:** \$275
Title: Frhld/Str



Rooms Summary

	Lower	Main	Second	Third	Other
Fin SqFt	0	1,432	0	0	0
Beds	0	2	0	0	0
Baths	0	2	0	0	0
Kitchens	0	1	0	0	0

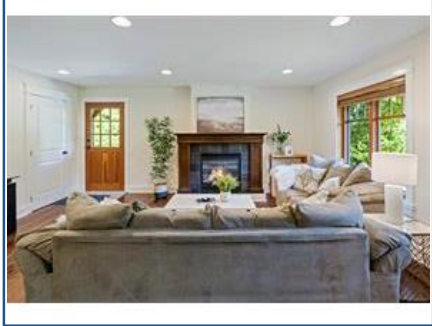


Building Information

Built (est): 2005 **Lgl NC Use:** **Frnt Faces:** E **Bldg Style:** Arts & Crafts, West Coast **Cool:** None
Oth Equ: **Bldg Warr:** Yes **Heat:** Baseboard, Electric, Natural Gas
Const Mt: Wood **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Balcony/Patio **Fndn:** Poured Concrete
Accss: Ground Level Main Floor, Primary E

Lot/Strata Information

Lot Size: 0sqft / 0.00ac **Dims (w/d):** **Waterfront:**
Prk Type: Driveway **View:**
Water: Municipal **Waste:** Sewer Connected **Services:**
Lot Feat: Level, Rectangular Lot
Complex: **Prk Tota:** 2 **Rent Alld?:** Some Rentals: See bylaws
SqFt Balc: **StrLots/Cplx:** 6 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0: No restrictoins
SqFt Prk: **Bldgs/Cplx:** 5 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Cats, Dogs: 1 cat or 1 dog, see byl
SqFt Pat: **Suites/Bldg:** 2 **Prk Str Lot:** 2 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 2 **Str Lot Incl:** Balcony, Deck/Patio, Private Garden
Gnd/Top?: **Lvls/Suite:** 1
Shrd Am: Common Area **Unit Incl:** Insurance, Maintenance Grounds, Water



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