



## Summerside Sunshine!



This luxury townhome is situated in the popular Summerside complex, within walking distance of Ganges Village, convenient to town amenities. South-facing, it captures great light year round. The stylish 3 bedroom, 3 1/2 bathroom home features 1800+ sf of high quality finish, with high ceilings, custom wood framed windows and hardwood floors. Main living area has an open plan design, with an aesthetic flow and a sunny living room. There is a main level private sunny deck with mountain views and on the opposite side, a delightful garden patio. A spacious garage, with room for storage and/or a workshop area provides additional flexible space. Summerside common amenities include a pool, gym, clubhouse, and guest accommodation, which are not available in any other strata on the island. A great opportunity for those seeking an easy care lifestyle, friendly community and the ability to walk to town!

\$939,000

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		Rooms					Listing Summary	
 <p><b>258 Fulford-Ganges Rd</b> <b>GI Salt Spring ~ V8K 2K6</b></p> <p><b>Interior Details</b></p> <p><b>Layout:</b> Duplex Side/Side  <b>Bedrms:</b> 2    <b>Kitchens:</b> 1  <b>Baths Tot:</b> 2    <b>Fireplaces:</b> 2  <b>Bth 2Pce:</b> 0    <b>Storeys:</b> 2  <b>Bth 3Pce:</b> 0    <b>Fin SqFt:</b> 1,432  <b>Bth 4Pce:</b> 1    <b>Unfin SqFt:</b> 0  <b>Bth 5Pce:</b> 0    <b>Bed &amp; Brk:</b>  <b>Ens 2Pce:</b> 0    <b>Addnl Acc:</b>  <b>Ens 3Pce:</b> 0    <b>Basement:</b> Crawl Space  <b>Ens 4+Pce:</b> 1    <b>FP Feat:</b> Living Room, Primary Bedroom, Propane  <b>App Incl:</b>  <b>Intr Ftrs</b> Closet Organizer, Dining/Living Combo</p>		<b>RoomType</b>	<b>Level</b>	<b>Dim/Pcs</b>			<b>MLS@:</b> 909991	<b>List Price:</b> \$779,000
		Bathroom	Main	4-Piece			<b>Status:</b> Active	<b>Orig Price:</b> \$779,000
		Bedroom	Main	12'x10'			<b>Sub Tpe:</b> Row/Twn	<b>Sold Price:</b>
		Dining Room	Main	10'x10'				<b>Pend Date:</b>
		Ensuite	Main	4-Piece			<b>Taxes:</b> \$2,806	<b>Strata Fee:</b> \$275
		Entrance	Main	7'x7'			<b>2022 Asmt:</b> \$772,000	<b>Title:</b> Frhld/Str
		Kitchen	Main	13'x12'				
		Laundry	Main	6'x6'				
		Living Room	Main	15'x18'				
		Primary Bedroom	Main	17'x12'				
Walk-in Closet	Main	7x17						
		<b>Rooms Summary</b>						
	<b>Lower</b>	<b>Main</b>	<b>Second</b>	<b>Third</b>	<b>Other</b>			
<b>Fin SqFt</b>	0	1,432	0	0	0			
<b>Beds</b>	0	2	0	0	0			
<b>Baths</b>	0	2	0	0	0			
<b>Kitchens</b>	0	1	0	0	0			
<b>Building Information</b>		<b>Frnt Faces:</b> E	<b>Bldg Style:</b> Arts & Crafts, West Coast	<b>Cool:</b> None				
<b>Built (est):</b> 2005	<b>Lgl NC Use:</b>	<b>Bldg Warr:</b> Yes	<b>EnerGuide Rtg/Dt:</b>	<b>Heat:</b> Baseboard, Electric, Natural Gas				
<b>Oth Equ:</b>				<b>Roof:</b> Asphalt Shingle				
<b>Const Mt:</b> Wood				<b>Fndn:</b> Poured Concrete				
<b>Ext Feat:</b> Balcony/Patio				<b>Accss:</b> Ground Level Main Floor, Primary E				
<b>Lot/Strata Information</b>		<b>Lot Size</b> 0sqft / 0.00ac	<b>Dims (w/d):</b>	<b>Waterfront:</b>				
<b>Prk Type:</b> Driveway		<b>Waste:</b> Sewer Connected	<b>View:</b>					
<b>Water:</b> Municipal			<b>Services:</b>					
<b>Lot Feat:</b> Level, Rectangular Lot								
<b>Complex:</b>		<b>Prk Tota</b> 2	<b>Rent Alld?:</b> Some Rentals: See bylaws					
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b> 6	<b>Prk Cm Prp:</b> 0	<b>Yng Ag Alld?:</b> 0: No restrictoins					
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b> 5	<b>Prk LCP:</b> 0	<b>Pets Alld?:</b> Aquariums, Birds, Cats, Dogs: 1 cat or 1 dog, see byl					
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b> 2	<b>Prk Str Lot:</b> 2	<b>BBQs Alld?:</b> Yes					
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b> 2	<b>Str Lot Incl:</b> Balcony, Deck/Patio, Private Garden						
<b>Gnd/Top?:</b>	<b>Lvls/Suite:</b> 1							
<b>Shrd Am:</b> Common Area			<b>Unit Incl:</b> Insurance, Maintenance Grounds, Water					



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