



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!

\$699,000

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Personal Real Estate Corporation

E saltspringhomefinder@gmail.com W www.saltspringhomefinder.com

		Rooms			Listing Summary																															
		RoomType	Level	Dim/Pcs	MLS@: 909991	List Price: \$699,000																														
		Bathroom	Main	4-Piece	Status: Active	Orig Price: \$779,000																														
		Bedroom	Main	12'x10'	Sub Type: Row/Twn	Sold Price:																														
		Bedroom - Primary	Main	17'x12'	Pend Date:																															
		Dining Room	Main	10'x10'	Taxes: \$2,806	Strata Fee: \$275																														
		Ensuite	Main	4-Piece	2022 Asmt: \$772,000	Title: Frhld/Str																														
		Entrance	Main	7'x7'																																
		Kitchen	Main	13'x12'																																
		Laundry	Main	6'x6'																																
		Living Room	Main	15'x18'																																
	Walk-in Closet	Main	7x17																																	
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 Summary <table border="1"> <thead> <tr> <th></th> <th>Lower</th> <th>Main</th> <th>Second</th> <th>Third</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td>Fin SqFt</td> <td>0</td> <td>1,432</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Beds</td> <td>0</td> <td>2</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Baths</td> <td>0</td> <td>2</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Kitchens</td> <td>0</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>				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		
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Building Information		Frnt Faces: E Bldg Style: Arts & Crafts, West Coast Cool: None Built (est): 2005 Lgl NC Use: Bldg Warr: Yes Heat: Baseboard, Electric, Natural Gas Oth Equ: EnerGuide Rtg/Dt: Roof: Asphalt Shingle Const Mt: Wood Fndn: Poured Concrete Ext Feat: Balcony/Patio 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: SqFt Balc: StrLots/Cplx 6 Prk Tota 2 Rent Alld?: Some Rentals: See bylaws SqFt Prk: Bldgs/Cplx: 5 Prk Cm Prp: 0 Yng Ag Alld?: 0: No restrictons SqFt Pat: Suites/Bldg: 2 Prk LCP: 0 Pets Alld?: Aquariums, Birds, Cats, Dogs: 1 cat or 1 dog, see byl SqFt Strg: Floors/Bldg: 2 Prk Str Lot: 2 BBQs Alld?: Yes Gnd/Top?: Lvls/Suite: 1 Str Lot Incl: Balcony, Deck/Patio, Private Garden Shrd Am: Common Area Unit Incl: Insurance, Maintenance Grounds, Water																																		
																																				