



Drop Your Anchor Here!

Enjoy a fabulous ocean view from this elegant and impeccably updated townhome in the sought after Kingfisher Cove in Ganges. A bright, light-filled end unit, situated in a private corner of the complex, and having a lush back garden space for no compromise outdoor living. With a stylish coastal, nautical ambience the 1,700 sq ft home presents a contemporary spacious open plan layout including one bedroom and two bathrooms on the main floor and an additional bedroom and bathroom on the lower level. An upper level deck takes in the ocean views and morning sunrises over the harbour. Attached single garage creates additional storage. An easy stroll to all the in-town amenities and a low maintenance, low stress lifestyle!



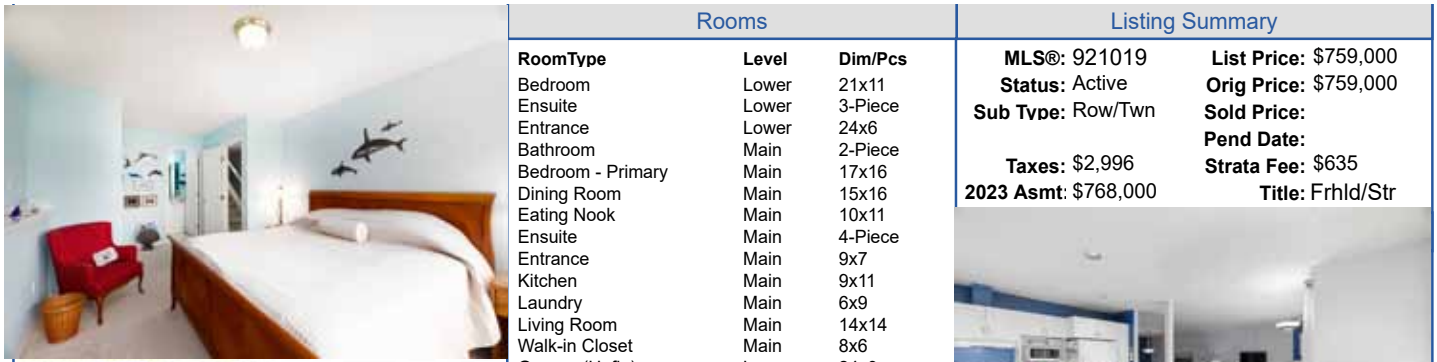
\$759,000

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**9 - 258 Lower Ganges Rd
GI Salt Spring ~ V8K 1J9**

Interior Details

Layout: Main Level Entry with Lower Level(s)
Bedrms: 2 **Kitchens:** 1
Baths Tot: 3 **Fireplaces:** 1
Bth 2Pce: 1 **Storeys:** 2
Bth 3Pce: 0 **Fin SqFt:** 1,657
Bth 4Pce: 0 **Unfin SqFt:** 240
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 1 **Basement:** 8' / Finished
Ens 4+Pce: 1 **FP Feat:** Living Room, Propane
App Incl:
Intr Ftrs Dining/Living Combo

Rooms		
RoomType	Level	Dim/Pcs
Bedroom	Lower	21x11
Ensuite	Lower	3-Piece
Entrance	Lower	24x6
Bathroom	Main	2-Piece
Bedroom - Primary	Main	17x16
Dining Room	Main	15x16
Eating Nook	Main	10x11
Ensuite	Main	4-Piece
Entrance	Main	9x7
Kitchen	Main	9x11
Laundry	Main	6x9
Living Room	Main	14x14
Walk-in Closet	Main	8x6
Garage (Unfin)	Lower	24x9
Porch (Unfin)	Lower	5x4
Balcony (Unfin)	Main	6x13
Deck (Unfin)	Main	10x12

Listing Summary	
MLS@: 921019	List Price: \$759,000
Status: Active	Orig Price: \$759,000
Sub Type: Row/Twn	Sold Price:
Taxes: \$2,996	Pend Date:
2023 Asmt: \$768,000	Strata Fee: \$635
	Title: Frhld/Str



Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	424	1,233	0	0	0
Beds	1	1	0	0	0
Baths	1	2	0	0	0
Kitchens	0	1	0	0	0

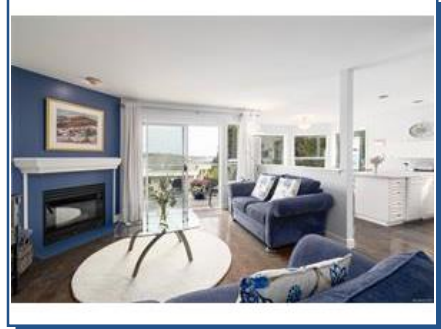
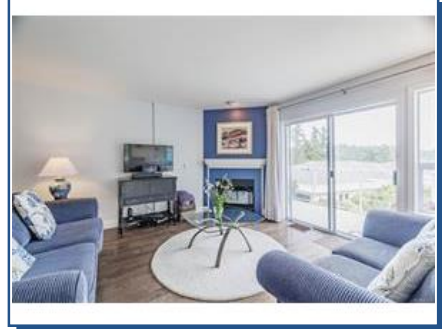


Building Information

Built (est): 1993 **Lgl NC Use:** **Frnt Faces:** SE **Bldg Style:** **Cool:** None
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Electric, Propane
Const Mt: Frame Wood, Stucco **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: **Fndn:** Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 0sqft / 0.00ac **Dims (w/d):** **Waterfront:**
Prk Type: Garage **View:** Ocean
Water: Municipal **Waste:** Sewer Connected **Services:**
Lot Feat:
Complex: Kingfisher Cove **Prk Tota:** 17 **Rent Alld?:** No Rentals
SqFt Balc: **StrLots/Cplx:** 36 **Prk Cm Prp:** 15 **Yng Ag Alld?:** 19
SqFt Prk: **Bldgs/Cplx:** 11 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs: See
SqFt Pat: **Suites/Bldg:** 2 **Prk Str Lot:** 2 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 2 **Str Lot Incl:** Balcony, Garage, Private Garden
Gnd/Top?: **Lvls/Suite:** 2
Shrd Am: **Unit Incl:** Garbage Removal, Maintenance Grounds, Septic, Wa



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