



## Cozy Lakeshore Cottage!



Welcome to The Cottages, an enclave of contemporary recreational resort homes, presented on pristine Bullock Lake, with a convenient location just a couple minutes from Ganges and the Long Harbour Ferry. This bright and cheery fully furnished half duplex offers gorgeous lake views, two bedrooms and two and a half baths, a calming neutral design palette, cozy fireplace in living room, loads of natural light, hardwood flooring and quality finish throughout. The expansive covered deck is the perfect spot to enjoy lake views, and is easily accessed from both living room and primary bedroom. A common dock takes advantage of lakefront activities with resort-owned paddleboards and canoes. Onsite management with a nightly rental program for peace of mind and additional income when you are away. Enjoy your own perfect island getaway or put it into the resort's rental pool in a peaceful lakefront setting. GST is applicable to this sale.

\$599,000

Leading REAL ESTATE COMPANIES OF THE WORLD

LUXURY PORTFOLIO INTERNATIONAL

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**25 - 315 Robinson Rd  
GI Salt Spring ~ V8K 1P7**

**Interior Details**

**Layout:** Duplex Side/Side  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 3    **Fireplaces:** 1  
**Bth 2Pce:** 1    **Storeys:** 3  
**Bth 3Pce:** 0    **Fin SqFt:** 1,365  
**Bth 4Pce:** 0    **Unfin SqFt:** 0  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 1    **Basement:** 8' / Finished  
**Ens 4+Pce:** 1    **FP Feat:** Electric  
**App Incl:**  
**Intr Ftrs**

**Rooms**

RoomType	Level	Dim/Pcs
Bedroom	Lower	23x14
Ensuite	Lower	3-Piece
Storage	Lower	3x7
Storage	Lower	4x3
Bathroom	Main	2-Piece
Entrance	Main	7x8
Kitchen	Main	12x13
Living Room	Main	15x15
Bedroom - Primary	Second	12x11
Ensuite	Second	4-Piece

**Listing Summary**

**MLS@:** 950078    **List Price:** \$599,000  
**Status:** Active    **Orig Price:** \$619,000  
**Sub Type:** Row/Twn    **Sold Price:**  
**Taxes:** \$1,560    **Pend Date:**  
**2023 Asmt:** \$402,700    **Strata Fee:** \$461  
**Title:** Frhld/Str



**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	464	526	375	0	0
<b>Beds</b>	1	0	1	0	0
<b>Baths</b>	1	1	1	0	0
<b>Kitchens</b>	0	1	0	0	0

**Building Information**

**Built (est):** 1998    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Wood  
**Ext Feat:**

**Frnt Faces:** N    **Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

**Cool:** None  
**Heat:** Baseboard, Electric  
**Roof:** Asphalt Shingle  
**Fndn:** Poured Concrete  
**Accss:**

**Lot/Strata Information**

**Prk Type:** Open  
**Water:** Well: Drilled  
**Lot Feat:** Rectangular Lot  
**Complex:**  
**SqFt Balc:**    **StrLots/Cplx:** 50  
**SqFt Prk:**    **Bldgs/Cplx:** 35  
**SqFt Pat:**    **Suites/Bldg:** 1  
**SqFt Strg:**    **Floors/Bldg:** 3  
**Gnd/Top?:**    **Lvs/Suite:** 3  
**Shrd Am:** Common Area, Shared BBQ

**Lot Size:** 650sqft / 0.01ac  
**Waste:** Septic System: Common

**Dims (w/d):**  
**View:** Lake  
**Services:**

**Waterfront:** Lake

**Prk Tota:** 51  
**Prk Cm Prp:** 49  
**Prk LCP:** 1  
**Prk Str Lot:** 1  
**Str Lot Incl:** Deck/Patio

**Rent Alld?:** Some Rentals: Nightly rentals allowed through the site  
**Yng Ag Alld?:** 0  
**Pets Alld?:** Cats, Dogs: up to 2 dogs or 2 cats or 1 dog & 1 cat. N  
**BBQs Alld?:** No

**Unit Incl:**



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