



## Country Manor Home and Enchanting Acreage!



Enjoy the finest of country living at this Fulford/Burgoyne Valley 7.19 acre agricultural estate and marvel at everything this beautiful property has to offer. The well maintained elegant four bedroom farm house (built 2009) is light, bright and airy with a spacious, flowing open plan and features a gorgeous chef-inspired country kitchen, focal stone fireplace, hardwood floors, beamed ceilings, main floor primary bedroom (or potential B&B) and a second floor primary bedroom upstairs. Heating and cooling is via an efficient Geo-thermal system. In addition there is a side entry double car garage/workshop. A covered partial wrap veranda extends the living area to outdoor relaxation. The sunny, arable land is a beautiful mix of pasture and forested areas, with the year round Fulford Creek meandering through. Horses will be right at home with an all weather riding ring, two 2 stall barns and hay storage. The rural lifestyle you have been dreaming of!

\$1,495,000

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**Sandra Smith** 250.537.1201  
Personal Real Estate Corporation

E [saltspringhomefinder@gmail.com](mailto:saltspringhomefinder@gmail.com) W [www.saltspringhomefinder.com](http://www.saltspringhomefinder.com)

		Rooms					Listing Summary	
		RoomType	Level	Dim/Pcs			MLS@: 965268	List Price: \$1,495,000
 <p><b>2251 Fulford-Ganges Rd</b> <b>GI Salt Spring ~ V8K 1Z6</b></p> <p><b>Interior Details</b></p> <p><b>Layout:</b> Main Level Entry with Upper Level(s)  <b>Bedrms:</b> 4    <b>Kitchens:</b> 1  <b>Baths Tot:</b> 4    <b>Fireplaces:</b> 1  <b>Bth 2Pce:</b> 1    <b>Storeys:</b>  <b>Bth 3Pce:</b> 0    <b>Fin SqFt:</b> 3,930  <b>Bth 4Pce:</b> 0    <b>Unfin SqFt:</b> 0  <b>Bth 5Pce:</b> 1    <b>Bed &amp; Brk:</b> Potential  <b>Ens 2Pce:</b> 0    <b>Addnl Acc:</b>  <b>Ens 3Pce:</b> 0    <b>Basement:</b> Crawl Space  <b>Ens 4+Pce:</b> 2    <b>FP Feat:</b> Wood Burning  <b>App Incl:</b> Dishwasher, Oven/Range Gas, Range Hood, Refrigerator  <b>Intr Ftrs</b> Dining Room, Workshop</p>		Bathroom	Main	2-Piece			<b>Status:</b> Active	<b>Orig Price:</b> \$1,689,000
		Bedroom - Primary	Main	21x14			<b>Sub Type:</b> SF Det	<b>Sold Price:</b>
		Dining Room	Main	13x12			<b>Taxes:</b> \$4,012	<b>Pend Date:</b>
		Ensuite	Main	5-Piece			<b>2024 Asmt:</b> \$973,768	<b>Strata Fee:</b>
		Entrance	Main	12x5				<b>Title:</b> Freehold
		Kitchen	Main	16x16				
		Laundry	Main	10x8				
		Living Room	Main	29x13				
		Walk-in Closet	Main	11x5				
		Bathroom	Second	5-Piece				
		Bdrm Prim-Additional	Second	18x13				
		Bedroom	Second	14x13				
		Bedroom	Second	13x11				
		Ensuite	Second	5-Piece				
		Family Room	Second	23x17				
		Hobby Rm	Second	24x14				
		Walk-in Closet	Second	11x6				
		Garage (Unfin)	Main	43x23				
		Porch (Unfin)	Main	47x10				
		Rooms Summary						
		Lower	Main	Second	Third	Other		
<b>Fin SqFt</b>		0	1,963	1,967	0	0		
<b>Beds</b>		0	1	3	0	0		
<b>Baths</b>		0	2	2	0	0		
<b>Kitchens</b>		0	1	0	0	0		
Building Information		<b>Frnt Faces:</b> SW	<b>Bldg Style:</b> Post & Beam				<b>Cool:</b> Air Conditioning, HVAC	
<b>Built (est):</b> 2009	<b>Lgl NC Use:</b>	<b>Bldg Warr:</b> No				<b>Heat:</b> Geothermal, Heat Pump, Wood		
<b>Oth Equ:</b> Electric Garage Door Opener		<b>EnerGuide Rtg/Dt:</b>				<b>Roof:</b> Asphalt Shingle		
<b>Const Mt:</b> Frame Wood, Wood					<b>Fndn:</b> Poured Concrete			
<b>Ext Feat:</b> Fencing: Partial, Low Maintenance Yard, Water Feature					<b>Accss:</b> Ground Level Main Floor			
Lot/Strata Information		<b>Lot Size</b> 313,196sqft / 7.19ac	<b>Dims (w/d):</b>				<b>Waterfront:</b> River	
<b>Prk Type:</b> Driveway, Garage Double, RV Access/Parking		<b>View:</b> Mountain(s), Valley, River						
<b>Water:</b> Well: Shallow	<b>Waste:</b> Septic System	<b>Services:</b>						
<b>Lot Feat:</b> Acreage, Pasture, Private, Rural Setting, Southern Exposure, In Wooded Area		<b>Rent Alld?:</b>						
<b>Complex:</b>	<b>Prk Tota</b> 10	<b>Yng Ag Alld?:</b>						
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b>	<b>Prk Cm Prp:</b>						
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b>	<b>Prk LCP:</b>						
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b>	<b>Prk Str Lot:</b>						
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b>	<b>Str Lot Incl:</b>						
<b>Gnd/Top?:</b>	<b>Lvls/Suite:</b>							
<b>Shrd Am:</b>		<b>Unit Incl:</b>						



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Macdonald Realty Ltd.

101-170 Fulford Ganges Road  
Salt Spring Island, BC V8K 2T8