



Remarkable Roscommon!

This fabulously remodelled 1,600 sq ft three bedroom town home, with harbour views from upper level balcony, is situated in popular Roscommon Estates. The sunny home has a convenient no step entry with a main floor bedroom and two additional bedrooms upstairs. Spacious open plan living/dining with patio access and a bright light-filled eat in kitchen. Ample outdoor space for R&R and entertaining BBQ style. Chic contemporary comfort and convenience in a friendly locale enjoying walks to village shops, restaurants, grocery and harbour!




\$699,000

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	Rooms			Listing Summary	
	RoomType	Level	Dim/Pcs	MLS@: 994704	List Price: \$699,000
	Bathroom	Main	4-Piece	Status: Active	Orig Price: \$699,000
	Bedroom	Main	16x9	Sub Type: Row/Twn	Sold Price:
	Dining Room	Main	10x16	Taxes: \$2,969	Strata Fee: \$727
	Entrance	Main	5x5	2025 Asmt: \$671,000	Title: Frhld/Str
	Kitchen	Main	11x17		
	Living Room	Main	13x16		
	Bathroom	Second	3-Piece		
	Bedroom	Second	11x14		
	Bedroom - Primary	Second	16x15		
	Garage (Unfin)	Main	12x21		
	Patio (Unfin)	Main	8x8		
	Balcony (Unfin)	Second	9x5		
	Deck (Unfin)	Second	9x12		



**29 - 295 Lower Ganges Rd
GI Salt Spring ~ V8K 1T3**

Interior Details

Layout: Main Level Entry with Upper Level(s)
Bedrms: 3 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 2
Bth 3Pce: 1 **Fin SqFt:** 1,632
Bth 4Pce: 1 **Unfin SqFt:** 284
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:** Electric, Living Room
App Incl: Dishwasher, F/S/W/D, Range Hood, Water Filters
Intr Ftrs Dining/Living Combo, Eating Area, Jetted Tub, Light Pipe

Rooms Summary

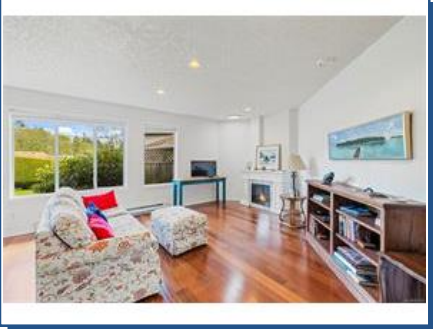
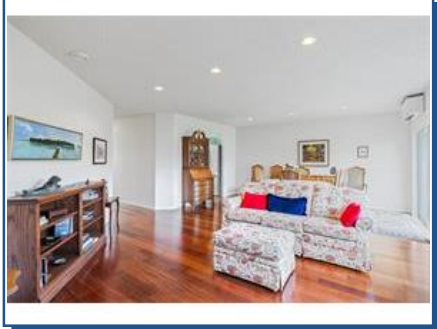
	Lower	Main	Second	Third	Other
Fin SqFt	0	1,005	627	0	0
Beds	0	1	2	0	0
Baths	0	1	1	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 1995 **Lgl NC Use:** **Frnt Faces:** W **Bldg Style:** **Cool:** Air Conditioning
Oth Equ: **Bldg Warr:** **Heat:** Baseboard, Electric, Heat Pump
Const Mt: Insulation: Ceiling, Insulation: Walls, Wood **EnerGuide Rtg/Dt:** **Roof:** Asphalt Shingle
Ext Feat: Balcony/Patio **Fndn:** Slab
Accss: Ground Level Main Floor, No Step

Lot/Strata Information

Lot Size: 1,384sqft / 0.03ac **Waterfront:**
Prk Type: Driveway, Garage **View:**
Water: Regional/Improvement I **Waste:** Sewer Connected **Services:**
Lot Feat: Level, Shopping Nearby
Complex: Roscommon Estates **Prk Tota:** 0 **Rent Alld?:** Some Rentals: No short term rentals allowed
SqFt Balc: 45 **StrLots/Cplx:** 40 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 0
SqFt Prk: **Bldgs/Cplx:** 8 **Prk LCP:** 0 **Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr
SqFt Pat: 90 **Suites/Bldg:** 5 **Prk Str Lot:** 0 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 2 **Str Lot Incl:** Balcony, Deck/Patio, Garage
Gnd/Top?: **Lvls/Suite:** 2
Shrd Am: Private Drive/Road **Unit Incl:** Garbage Removal, Maintenance Grounds, Property M



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