



Nature's Playground! - 155 view acres



A rare chance to become the next steward of this extraordinary 155-acre forested sanctuary, where panoramic ocean views and pristine natural beauty create a truly magical setting. Complete privacy, peace and endless possibilities. Perched to capture the stunning vistas is a beautifully crafted Hewing Haus—a modern, move-in-ready 600 sq ft cottage featuring two cozy bedrooms and a gas fireplace. A charming 108 sq ft separate studio (also Hewing Haus) adds flexible space for guests, creative pursuits, or a quiet retreat. With four water wells and two septic fields already in place, this property is primed for your future dream home. Fully connected to BC Hydro and equipped with a backup generator, you'll have reliable power no matter the weather. Whether you're looking for a peaceful weekend getaway, a self-sufficient homestead, or a legacy property to build your vision, this breathtaking island escape offers unmatched potential.

\$1,999,000

Leading REAL ESTATE
COMPANIES
OF THE WORLD

LP LUXURY
PORTFOLIO
INTERNATIONAL®


Sandra Smith 250.537.1201
Personal Real Estate Corporation

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



Rooms		
RoomType	Level	Dim/Pcs
Bathroom	Main	4-Piece
Bedroom	Main	9x10
Bedroom - Primary	Main	10x10
Entrance	Main	10x7
Kitchen	Main	16x9
Living Room	Main	11x10
Studio	Other	10X11

Listing Summary	
MLS®: 999603	List Price: \$1,999,000
Status: Active	Orig Price: \$1,999,000
Sub Type: SF Det	Sold Price:
Taxes: \$4,617	Pend Date:
2025 Asmt: \$1,959,000	Strata Fee:
	Title: Freehold

1172 Musgrave Rd
GI Salt Spring ~ V8K 1V5

Interior Details

Layout: Rancher

Bedrms: 2 **Kitchens:** 1

Baths Tot: 1 **Fireplaces:** 1

Bth 2Pce: 0 **Storeys:**

Bth 3Pce: 0 **Fin SqFt:** 600

Bth 4Pce: 1 **Unfin SqFt:** 708

Bth 5Pce: 0 **Bed & Brk:**

Ens 2Pce: 0 **Addnl Acc:**

Ens 3Pce: 0 **Basement:** Crawl Space

Ens 4+Pce: 0 **FP Feat:** Family Room, Propane

App Incl:

Intr Ftrs

Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt	0	600	0	0	108
Beds	0	2	0	0	0
Baths	0	1	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est): 2023 **Lgl NC Use:**

Oth Equ:

Const Mt: Wood

Ext Feat:

Frnt Faces: S **Bldg Style:**

Bldg Warr:

EnerGuide Rtg/Dt:

Cool: Air Conditioning

Heat: Heat Pump, Propane

Roof: Asphalt Rolled

Fndn: Poured Concrete

Accss:

Lot/Strata Information

Lot Size: 6,751,800sqft / 155.00ac **Dims (w/d):**

Prk Type: Driveway **View:** City, Mountain(s), Valley, Ocean

Water: Well: Drilled **Waste:** Septic System **Services:**

Lot Feat: Acreage, Irregular Lot, Park Setting, Private, Quiet Area, Rural Setting, Serviced

Complex:

SqFt Balc: **StrLots/Cplx** **Prk Tota** 4 **Rent Alld?:**

SqFt Prk: **Bldgs/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**

SqFt Pat: **Suites/Bldg:** **Prk LCP:** **Pets Alld?:**

SqFt Strg: **Floors/Bldg:** **Prk Str Lot:** **BBQs Alld?:**

Gnd/Top?: **Lvls/Suite:** **Str Lot Incl:**

Shrd Am:

Unit Incl:





Sandra Smith
Personal Real Estate Corporation

250.537.1201 | saltspringhomefinder@gmail.com
www.saltspringhomefinder.com

Macdonald Realty Ltd.
101-170 Fulford Ganges Road
Salt Spring Island, BC V8K 2T8