



Stylish Ocean View Home!



Absolutely perfect and move-in ready, this contemporary home offers stunning ocean views and a desirable location in the friendly, residential enclave of Bishop's Green—just minutes from town. Immaculate and light-filled, the 2,083 sq ft layout spans three levels, featuring two spacious bedrooms each with their own ensuite baths. The upper-level primary suite includes a charming ocean-view veranda—ideal for morning coffee. Quality finishings throughout include a gourmet kitchen, rich wood trim and mouldings, and banks of picture windows that capture the coastal setting. The lower level offers a welcoming retreat for guests, while the professionally landscaped grounds feature natural rock walls, covered sun deck, private patios, and a storybook front porch. An attached garage and private driveway add to the convenience. All ages welcome, with room for one pup or kitty. An exceptional opportunity for those seeking a low-maintenance, easy-care lifestyle in a "like new" view home!

\$879,000

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		Rooms			Listing Summary					
		RoomType	Level	Dim/Pcs	MLS@: 1006736	List Price: \$879,000				
262A Fulford-Ganges Rd GI Salt Spring ~ V8K 2L4		Bedroom	Lower	13x9	Status: Active	Orig Price: \$879,000				
		Ensuite	Lower	4-Piece	Sub Type: SF Det	Sold Price:				
		Family Room	Lower	23x10	Taxes: \$3,891	Pend Date:				
		Walk-in Closet	Lower	9x5	2025 Asmt: \$902,000	Strata Fee: \$475				
		Bathroom	Main	2-Piece	Title: Frhld/Str					
		Dining Room	Main	9x9						
		Entrance	Main	6x5						
		Kitchen	Main	13x15						
		Laundry	Main	8x5						
		Living Room	Main	13x12						
		Bedroom - Primary	Second	13x12						
		Ensuite	Second	3-Piece						
		Walk-in Closet	Second	8x9						
		Patio (Unfin)	Lower	12x12						
		Deck (Unfin)	Main	12x12						
		Garage (Unfin)	Main	12x22						
		Balcony (Unfin)	Second	6x7						
Rooms Summary										
	Lower	Main	Second	Third	Other					
Fin SqFt	781	781	565	0	0					
Beds	1	0	1	0	0					
Baths	1	1	1	0	0					
Kitchens	0	1	0	0	0					
Layout: Main Level Entry with Lower/Upper Lvl Bedrms: 2 Kitchens: 1 Baths Tot: 3 Fireplaces: 1 Bth 2Pce: 1 Storeys: 3 Bth 3Pce: 0 Fin SqFt: 2,083 Bth 4Pce: 0 Unfin SqFt: 44 Bth 5Pce: 0 Bed & Brk: Ens 2Pce: 0 Addnl Acc: Ens 3Pce: 1 Basement: 8' 7" / Finished, Walk-Out Access Ens 4+Pce: 1 FP Feat: Living Room App Incl: Intr Ftrs										
Building Information		Frnt Faces: W Bldg Style: Arts & Crafts		Cool: None						
Built (est): 2007 Lgl NC Use:		Bldg Warr:		Heat: Baseboard, Electric						
Oth Equ:		EnerGuide Rtg/Dt:		Roof: Asphalt Shingle						
Const Mt: Frame Wood, Wood				Fndn: Poured Concrete						
Ext Feat: Balcony/Patio				Accss: Ground Level Main Floor, Primary E						
Lot/Strata Information		Lot Size 7,405sqft / 0.17ac		Dims (w/d):						
Prk Type: Attached, Garage				View: Mountain(s)						
Water: Municipal		Waste: Sewer To Lot		Services:						
Lot Feat: Central Location, Easy Access, Rectangular Lot				Rent Alld?: Some Rentals: see bylaws						
Complex:		Prk Tota 3		Yng Ag Alld? 0						
SqFt Balc: StrLots/Cplx 6		Prk Cm Prp: 0		Pets Alld?: Aquariums, Birds, Cats, Dogs: 1 cat or dog see bylaw						
SqFt Prk: Bldgs/Cplx: 5		Prk LCP: 1		BBQs Alld?: Yes						
SqFt Pat: Suites/Bldg: 0		Prk Str Lot: 1								
SqFt Strg: Floors/Bldg: 3		Str Lot Incl: Balcony, Deck/Patio, Garage								
Gnd/Top?: Lvl/Suite: 0										
Shrd Am:		Unit Incl:								
										

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