



## Beau's Farm - Fulford Valley Retreat!

Discover the best of country and island living on this private 3.6-acre estate in sunny Fulford Valley. Level, gated and arable, the property features a spring-fed pond with dock, open fields, raised vegetable beds, chicken coops, barn, horse paddock, art studio/well house, XL hot tub, and forested border. Outdoors, enjoy easy farm to table entertaining on the patios and covered deck, or share the bounty at your own farm stand.



The recently remodelled home is a modern masterpiece, light, bright, airy with a flowing open plan. Some of the quality recent upgrades include a gorgeous chef-inspired kitchen, with new appliances perfectly blending function and high style, chic spa-inspired bathroom, elegant light wide plank hardwood floors, custom motorized Hunter Douglas window treatments, in-floor radiant heat and so much more. The flexible walk-out lower level is currently set up as a home gym. Zoned for a second home with septic already installed, plus an RV site with a built-out bunk cottage for guests. Beau's Farm is ready to welcome you home!

\$1,350,000



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	Rooms			Listing Summary	
	<b>RoomType</b> Rec Room Bathroom Bedroom Entrance Kitchen Living Room Bedroom Den	<b>Level</b> Lower Main Main Main Main Main Second Second	<b>Dim/Pcs</b> 29'3x19'2 4-Piece 12'1x8'0 7'1x8'5 10'7x11'9 12'6x11'9 27'1x12'3 9'11x8'5	<b>MLS@:</b> 1010931 <b>Status:</b> Active <b>Sub Type:</b> SF Det  <b>Taxes:</b> \$4,208 <b>2025 Asmt:</b> \$967,000	<b>List Price:</b> \$1,350,000 <b>Orig Price:</b> \$1,350,000 <b>Sold Price:</b> <b>Pend Date:</b> <b>Strata Fee:</b> <b>Title:</b> Freehold
	<b>1502 Fulford-Ganges Rd</b> <b>GI Salt Spring ~ V8K 2A2</b>				
<b>Interior Details</b>					
<b>Layout:</b> Ground Level Entry With Main Up <b>Bedrms:</b> 2 <b>Kitchens:</b> 1 <b>Baths Tot:</b> 1 <b>Fireplaces:</b> 0 <b>Bth 2Pce:</b> 0 <b>Storeys:</b> <b>Bth 3Pce:</b> 0 <b>Fin SqFt:</b> 2,026 <b>Bth 4Pce:</b> 1 <b>Unfin SqFt:</b> 0 <b>Bth 5Pce:</b> 0 <b>Bed &amp; Brk:</b> Potential <b>Ens 2Pce:</b> 0 <b>Addnl Acc:</b> <b>Ens 3Pce:</b> 0 <b>Basement:</b> 7' / Finished, Full <b>Ens 4+Pce:</b> 0 <b>FP Feat:</b> <b>App Incl:</b> Dishwasher, F/S/W/D, Hot Tub, Range Hood, See Remarks <b>Intr Ftrs</b>					
<b>Rooms Summary</b>					
	<b>Lower</b>	<b>Main</b>	<b>Second</b>	<b>Third</b>	<b>Other</b>
<b>Fin SqFt</b>	622	674	622	0	0
<b>Beds</b>	0	1	1	0	0
<b>Baths</b>	0	1	0	0	0
<b>Kitchens</b>	0	1	0	0	0
<b>Building Information</b>			<b>Frnt Faces:</b> N <b>Bldg Style:</b> <b>Bldg Warr:</b> <b>EnerGuide Rtg/Dt:</b>		
<b>Built (est):</b> 2007 <b>Lgl NC Use:</b> <b>Oth Equ:</b> Other Improvements <b>Const Mt:</b> Frame Wood, Wood <b>Ext Feat:</b>			<b>Cool:</b> Window Unit(s) <b>Heat:</b> Baseboard <b>Roof:</b> Metal <b>Fndn:</b> Poured Concrete <b>Accss:</b>		
<b>Lot/Strata Information</b>					
<b>Lot Size</b> 156,816sqft / 3.60ac <b>Prk Type:</b> Driveway <b>Water:</b> Well: Drilled <b>Lot Feat:</b> Acreage, Rural Setting <b>Complex:</b> <b>SqFt Balc:</b> <b>SqFt Prk:</b> <b>SqFt Pat:</b> <b>SqFt Strg:</b> <b>Gnd/Top?:</b> <b>Shrd Am:</b>		<b>Waste:</b> Septic System  <b>Prk Tota</b> 6 <b>Prk Cm Prp:</b> <b>Prk LCP:</b> <b>Prk Str Lot:</b> <b>Str Lot Incl:</b>		<b>Dims (w/d):</b> <b>View:</b> <b>Services:</b>  <b>Rent Alld?:</b> <b>Yng Ag Alld?:</b> <b>Pets Alld?:</b> <b>BBQs Alld?:</b>  <b>Unit Incl:</b>	
