



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.

\$1,640,000

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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@: 1022399	List Price: \$1,640,000
Status: Active	Orig Price: \$1,640,000
Sub Type: SF Det	Sold Price:
Taxes: \$6,842	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:** 0
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:** **Frnt Faces:** S **Bldg Style:** **Cool:** Air Conditioning
Oth Equ: **Bldg Warr:** **Bldg Style:** **Heat:** Heat Pump, Propane
Const Mt: Wood **EnerGuide Rtg/Dt:** **Roof:** Asphalt Rolled
Ext Feat: **Fndn:** Poured Concrete
Accss:

Lot/Strata Information

Lot Size: 6,751,800sqft / 155.00ac **Dims (w/d):** **Waterfront:**
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: **Prk Tota:** 4 **Rent Alld?:**
SqFt Balc: **StrLots/Cplx:** **Prk Cm Prp:** **Yng Ag Alld?:**
SqFt Prk: **Bldgs/Cplx:** **Prk LCP:** **Pets Alld?:**
SqFt Pat: **Suites/Bldg:** **Prk Str Lot:** **BBQs Alld?:**
SqFt Strg: **Floors/Bldg:** **Str Lot Incl:**
Gnd/Top?: **Lvl/Suite:**
Shrd Am: **Unit Incl:**



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