



## Walk to Town - Build Your Dream Home!



Nestled in the hills overlooking Ganges, this fully serviced 0.35-acre building lot is ready to bring your vision to life. Located in a quiet enclave of quality homes, the property is easy to build and offers ocean view potential with selective tree trimming. Essential services of water, sewer, and hydro are available at the lot line, making your build that much simpler. From your doorstep, enjoy a scenic walking path to Ganges Village, where you'll find the marina, float planes, theatre, galleries, restaurants, and charming local shops. This is a great opportunity to secure a peaceful setting with village convenience. A place to truly put down roots. No GST.

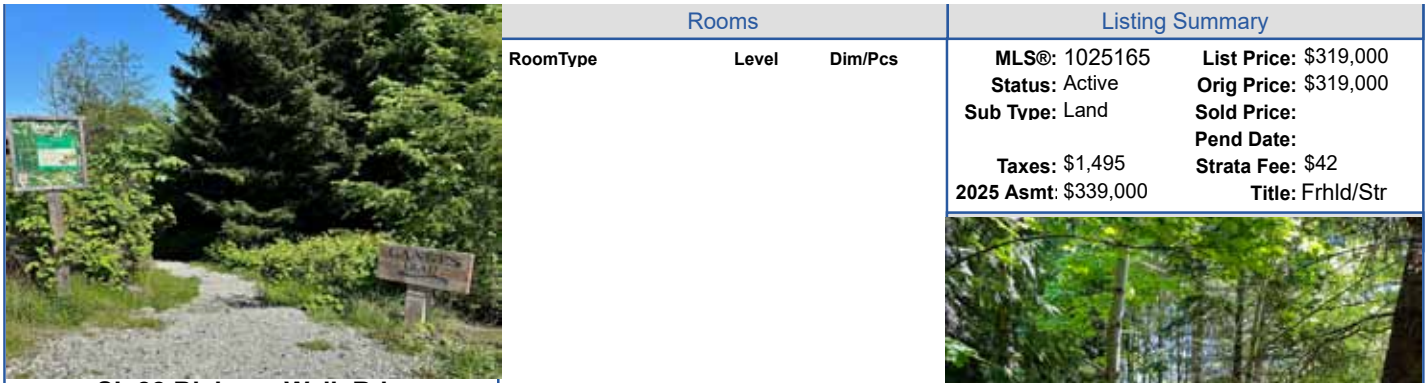
\$319,000

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**SL 22 Bishops Walk Rd  
GI Salt Spring ~ V8K 2J7**

**Interior Details**

**Layout:**

**Bedrms:** 0    **Kitchens:** 0  
**Baths Tot:** 0    **Fireplaces:**  
**Bth 2Pce:** 0    **Storeys:**  
**Bth 3Pce:** 0    **Fin SqFt:**  
**Bth 4Pce:** 0    **Unfin SqFt:**  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 0    **Basement:**  
**Ens 4+Pce:** 0    **FP Feat:**  
**App Incl:**  
**Intr Ftrs**

**Rooms**

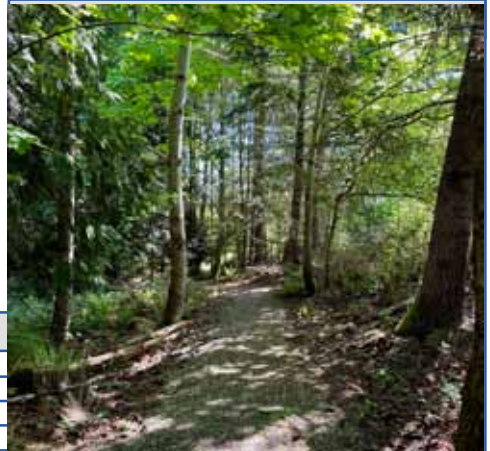
**RoomType                      Level                      Dim/Pcs**

**Listing Summary**

**MLS@:** 1025165    **List Price:** \$319,000  
**Status:** Active    **Orig Price:** \$319,000  
**Sub Tpe:** Land    **Sold Price:**  
**Taxes:** \$1,495    **Pend Date:**  
**2025 Asmt:** \$339,000    **Strata Fee:** \$42  
**Title:** Frhld/Str

**Rooms Summary**

|                 | Lower | Main | Second | Third | Other |
|-----------------|-------|------|--------|-------|-------|
| <b>Fin SqFt</b> |       |      |        |       |       |
| <b>Beds</b>     | 0     | 0    | 0      | 0     | 0     |
| <b>Baths</b>    | 0     | 0    | 0      | 0     | 0     |
| <b>Kitchens</b> | 0     | 0    | 0      | 0     | 0     |



**Building Information**

**Built (est):**    **Lgl NC Use:**    **Frnt Faces:**    **Bldg Style:**    **Cool:**  
**Oth Equ:**    **EnerGuide Rtg/Dt:**    **Bldg Warr:**    **Heat:**  
**Const Mt:**    **Roof:**  
**Ext Feat:**    **Fndn:**  
**Accss:**

**Lot/Strata Information**

**Lot Size** 15,246sqft / 0.35ac    **Dims (w/d):**    **Waterfront:**  
**Prk Type:**    **View:** Ocean  
**Water:** Regional/Improvement I    **Waste:** Sewer To Lot    **Services:**  
**Lot Feat:** Central Location, Easy Access, Irregular Lot, Private, In Wooded Area  
**Complex:**    **Prk Tota** 4    **Rent Alld?:** Unrestricted  
**SqFt Balc:**    **StrLots/Cplx** 0    **Prk Cm Prp:**    **Yng Ag Alld? 0**  
**SqFt Prk:**    **Bldgs/Cplx:**    **Prk LCP:**    **Pets Alld?:**  
**SqFt Pat:**    **Suites/Bldg:**    **Prk Str Lot:**    **BBQs Alld?:** Yes  
**SqFt Strg:**    **Floors/Bldg:**    **Str Lot Incl:**  
**Gnd/Top?:**    **Lvl/Suite:**  
**Shrd Am:**    **Unit Incl:** Sewer, Water



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