



## 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!

\$829,000

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**Sandra Smith** 250.537.1201  
Personal Real Estate Corporation

E [saltspringhomefinder@gmail.com](mailto:saltspringhomefinder@gmail.com) W [www.saltspringhomefinder.com](http://www.saltspringhomefinder.com)

Rooms			Listing Summary	
<b>RoomType</b>	<b>Level</b>	<b>Dim/Pcs</b>	<b>MLS@:</b> 1028195	<b>List Price:</b> \$829,000
Bedroom	Lower	13x9	<b>Status:</b> Active	<b>Orig Price:</b> \$829,000
Ensuite	Lower	4-Piece	<b>Sub Tpe:</b> SF Det	<b>Sold Price:</b>
Family Room	Lower	23x10	<b>Taxes:</b> \$4,149	<b>Pend Date:</b>
Walk-in Closet	Lower	9x5	<b>2026 Asmt:</b> \$893,000	<b>Strata Fee:</b> \$475
Bathroom	Main	2-Piece		<b>Title:</b> 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		

**262A Fulford-Ganges Rd**  
**GI Salt Spring ~ V8K 2L4**

**Interior Details**

**Layout:** Main Level Entry with Lower/Upper L  
**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**

**Rooms Summary**

	Lower	Main	Second	Third	Other
<b>Fin SqFt</b>	781	781	565	0	0
<b>Beds</b>	1	0	1	0	0
<b>Baths</b>	1	1	1	0	0
<b>Kitchens</b>	0	1	0	0	0



Building Information		Frnt Faces:	Bldg Style:	Cool:
<b>Built (est):</b> 2007	<b>Lgl NC Use:</b>	W	Arts & Crafts	Air Conditioning
<b>Oth Equ:</b>			<b>Bldg Warr:</b>	Heat Pump
<b>Const Mt:</b> Frame Wood, Wood			<b>EnerGuide Rtg/Dt:</b>	<b>Roof:</b> Asphalt Shingle
<b>Ext Feat:</b> Balcony/Patio				<b>Fndn:</b> Poured Concrete
				<b>Accss:</b> Ground Level Main Floor, Primary E

Lot/Strata Information		Lot Size	Dims (w/d):	Waterfront:
<b>Prk Type:</b> Attached, Garage		7,405sqft / 0.17ac	<b>View:</b> Mountain(s), Ocean	
<b>Water:</b> Municipal	<b>Waste:</b> Sewer To Lot		<b>Services:</b>	
<b>Lot Feat:</b> Central Location, Easy Access, Rectangular Lot			<b>Rent Alld?:</b> Unrestricted: see bylaws	
<b>Complex:</b>	<b>Prk Tota</b> 3		<b>Yng Ag Alld? 0</b>	
<b>SqFt Balc:</b>	<b>StrLots/Cplx</b> 6	<b>Prk Cm Prp:</b> 0	<b>Pets Alld?:</b> Aquariums, Birds, Cats, Dogs: 1 cat or 1 dog see byla	
<b>SqFt Prk:</b>	<b>Bldgs/Cplx:</b> 5	<b>Prk LCP:</b> 1	<b>BBQs Alld?:</b> Yes	
<b>SqFt Pat:</b>	<b>Suites/Bldg:</b> 0	<b>Prk Str Lot:</b> 1		
<b>SqFt Strg:</b>	<b>Floors/Bldg:</b> 3	<b>Str Lot Incl:</b> Balcony, Deck/Patio, Garage		
<b>Gnd/Top?:</b>	<b>Lvl/Suite:</b> 0			
<b>Shrd Am:</b>			<b>Unit Incl:</b>	



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