



## Sweet Park Place Duplex in Village!

A pleasant stroll to town this sunny, duplex-style residence offers exceptional single-level living, as one of the largest and most thoughtfully designed townhomes in Park Place Estates. The well-maintained two bedroom, two bathroom open concept home features a generous main living area filled with natural light and highlighted by a charming bay window. The large kitchen is beautifully appointed with Maple Shaker cabinetry, a central island, deep pantry, and newer quality appliances. Additional features include French doors, lovely trim details throughout multiple skylights, a large laundry room, and an attached single garage. Comfort is ensured year-round with in-floor heating and a newer heat pump. A wheelchair friendly design with widened doorways and hallways, and grade-level entry. Step outside to enjoy an outdoor patio and landscaped yard area, perfect for relaxing or gardening. Park Place is a quality 12-home complex offering quiet, gracious living within easy walking distance to Ganges village amenities, hospital, swimming pool, parks and walking trails. A rare offering in this sought-after community, this attractive in-town home truly has it all.



\$665,000

**Sandra Smith** 250.537.1201

Personal Real Estate Corporation

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| Rooms             |       |         |
|-------------------|-------|---------|
| RoomType          | Level | Dim/Pcs |
| Bathroom          | Main  | 4-Piece |
| Bedroom           | Main  | 10x11   |
| Bedroom - Primary | Main  | 16x12   |
| Dining Room       | Main  | 10x16   |
| Ensuite           | Main  | 3-Piece |
| Entrance          | Main  | 7x12    |
| Kitchen           | Main  | 11x13   |
| Laundry           | Main  | 5x8     |
| Living Room       | Main  | 15x13   |
| Pantry (Finished) | Main  | 5x5     |
| Garage (Unfin)    | Main  | 12x19   |
| Patio (Unfin)     | Main  | 16x8    |
| Patio (Unfin)     | Main  | 21x12   |

| Listing Summary             |                              |
|-----------------------------|------------------------------|
| <b>MLS@:</b> 1028413        | <b>List Price:</b> \$665,000 |
| <b>Status:</b> Active       | <b>Orig Price:</b> \$665,000 |
| <b>Sub Type:</b> Row/Twn    | <b>Sold Price:</b>           |
|                             | <b>Pend Date:</b>            |
| <b>Taxes:</b> \$2,337       | <b>Strata Fee:</b> \$576     |
| <b>2026 Asmt:</b> \$649,000 | <b>Title:</b> Frhld/Str      |

**6 - 235 Park Dr**  
**GI Salt Spring ~ V8K 2R6**

**Interior Details**

**Layout:** Rancher  
**Bedrms:** 2    **Kitchens:** 1  
**Baths Tot:** 2    **Fireplaces:** 0  
**Bth 2Pce:** 0    **Storeys:** 1  
**Bth 3Pce:** 0    **Fin SqFt:** 1,359  
**Bth 4Pce:** 1    **Unfin SqFt:** 1359  
**Bth 5Pce:** 0    **Bed & Brk:**  
**Ens 2Pce:** 0    **Addnl Acc:**  
**Ens 3Pce:** 1    **Basement:** None  
**Ens 4+Pce:** 0    **FP Feat:**  
**App Incl:**  
**Intr Ftrs**

| Rooms Summary   |       |       |        |       |       |
|-----------------|-------|-------|--------|-------|-------|
|                 | Lower | Main  | Second | Third | Other |
| <b>Fin SqFt</b> | 0     | 1,359 | 0      | 0     | 0     |
| <b>Beds</b>     | 0     | 2     | 0      | 0     | 0     |
| <b>Baths</b>    | 0     | 2     | 0      | 0     | 0     |
| <b>Kitchens</b> | 0     | 1     | 0      | 0     | 0     |



**Building Information**

**Built (est):** 2004    **Lgl NC Use:**  
**Oth Equ:**  
**Const Mt:** Frame Wood, Wood  
**Ext Feat:** Balcony/Patio, Garden

**Frnt Faces:** W    **Bldg Style:**  
**Bldg Warr:**  
**EnerGuide Rtg/Dt:**

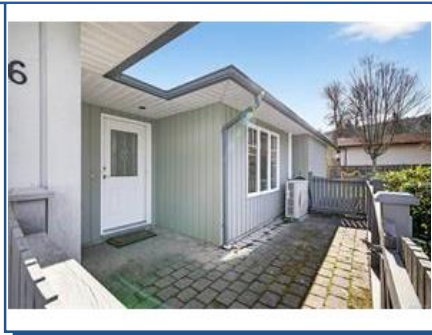
**Cool:** Air Conditioning  
**Heat:** Electric, Heat Pump, Radiant Floor  
**Roof:** Asphalt Shingle  
**Fndn:** Slab  
**Accss:** Ground Level Main Floor

**Lot/Strata Information**

**Prk Type:** Driveway, Garage  
**Water:** Regional/Improvement I  
**Lot Feat:** Central Location, Easy Access, Landscaped, Level, Quiet Area, Recreation Nearby, Shopping Nearby  
**Complex:** Park Drive Estates  
**SqFt Balc:**    **StrLots/Cplx:** 12  
**SqFt Prk:**    **Bldgs/Cplx:** 6  
**SqFt Pat:**    **Suites/Bldg:** 2  
**SqFt Strg:**    **Floors/Bldg:** 1  
**Gnd/Top?:**    **Lvl/Suite:** 1  
**Shrd Am:**

**Lot Size:** 2,178sqft / 0.05ac  
**Waste:** Sewer Connected  
**Prk Tota:** 1  
**Prk Cm Prp:** 0  
**Prk LCP:** 0  
**Prk Str Lot:** 1  
**Str Lot Incl:** Deck/Patio, Garage, Private Garden  
**Unit Incl:**

**Dims (w/d):**  
**View:**  
**Services:**  
**Rent Alld?:** Unrestricted: Long term rentals, no airbnb situations.  
**Yng Ag Alld?:** 0  
**Pets Alld?:** Aquariums, Birds, Caged Mammals, Cats, Dogs, Nurr  
**BBQs Alld?:** Yes



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