



Glorious Glenraven!



Some people spend their whole lives planning for a moment like this. A piece of land that produces. A home that fits the landscape. Animals in the fields, food in the garden, and enough sky to remember what matters. Welcome to Glenraven. Thirty acres in the Fulford Valley on Salt Spring Island, with Mt. Bruce rising behind the property and Fulford Harbour catching the light in the distance. The farmhouse is modern and generous, four bedrooms, running largely on its own solar through the summer. Behind it, the land is already doing what you have always imagined: greenhouses, an established nursery, perennial gardens, vegetable garden, asparagus field, orchard, pastures, a Nordic coop, a gated and deer-fenced property, a year-round creek, and a pond. ALR designated, farm classified, five minutes from the ferry, fifteen from town. This is not a project. It is not a potential. It is a life, already underway, waiting for the next custodians to make it their own.




\$2,495,000

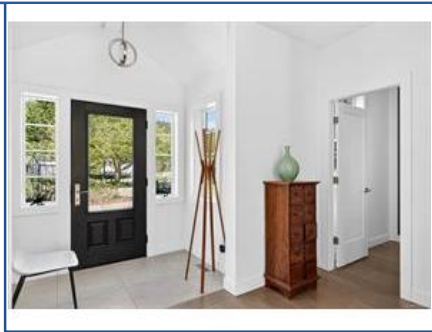
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Sandra Smith 250.537.1201
Personal Real Estate Corporation

E saltspringhomefinder@gmail.com W www.saltspringhomefinder.com

		Rooms			Listing Summary		
		RoomType	Level	Dim/Pcs	MLS@: 1036969	List Price: \$2,495,000	
<p>2454 Fulford-Ganges Rd GI Salt Spring ~ V8K 1Z4</p> <p>Interior Details</p> <p>Layout: Main Level Entry with Upper Level(s)</p> <p>Bedrms: 4 Kitchens: 1</p> <p>Baths Tot: 3 Fireplaces: 1</p> <p>Bth 2Pce: 1 Storeys:</p> <p>Bth 3Pce: 0 Fin SqFt: 2,734</p> <p>Bth 4Pce: 1 Unfin SqFt: 585</p> <p>Bth 5Pce: 0 Bed & Brk:</p> <p>Ens 2Pce: 0 Addnl Acc:</p> <p>Ens 3Pce: 0 Basement: Crawl Space</p> <p>Ens 4+Pce: 1 FP Feat: Insert, Living Room, Wood Burning</p> <p>App Incl:</p> <p>Intr Ftrs Closet Organizer, French Doors, Vaulted Ceiling(s)</p>		Bathroom	Main	2-Piece	Status: Active	Orig Price: \$2,495,000	
		Bedroom - Primary	Main	13x17	Sub Tpe: SF Det	Sold Price:	
		Dining Room	Main	11x11	Taxes: \$3,604	Pend Date:	
		Ensuite	Main	6-Piece	2026 Asmt: \$973,076	Strata Fee:	
		Entrance	Main	10x16		Title: Freehold	
		Kitchen	Main	12x14			
		Laundry	Main	6x8			
		Living Room	Main	16x17			
		Mud Room	Main	14x5			
		Studio	Main	15x17			
		Walk-in Closet	Main	6x8			
		Bathroom	Second	4-Piece			
		Bedroom	Second	11x12			
		Bedroom	Second	11x12			
		Bedroom	Second	7x17			
		Deck (Unfin)	Main	10x18			
		Deck (Unfin)	Main	8x14			
		Deck (Unfin)	Main	11x11			
		Workshop (Unfin)	Other	10x20			
Rooms Summary							
	Lower	Main	Second	Third	Other		
Fin SqFt	0	1,981	773	0	0		
Beds	0	1	3	0	0		
Baths	0	2	1	0	0		
Kitchens	0	1	0	0	0		
Building Information		Frnt Faces: N	Bldg Style: Cape Cod, Contemporary	Cool: Air Conditioning, Wall Unit(s)			
Built (est): 1993	Lgl NC Use:	Bldg Warr: No	Heat: Heat Pump, Wood				
Oth Equ:		EnerGuide Rtg/Dt:	Roof: Asphalt Shingle				
Const Mt: Wood			Fndn: Poured Concrete				
Ext Feat: Balcony/Patio, Garden			Accss: Ground Level Main Floor, Primary E				
Lot/Strata Information		Lot Size 1,330,322sqft / 30.54ac	Dims (w/d):	Waterfront:			
Prk Type: Driveway, EV Charger: Dedicated - Installed		Waste: Septic System	View: Mountain(s)				
Water: Well: Drilled, Well: Shall			Services:				
Lot Feat: Acreage, Irregular Lot, Level, Pasture, Private, Rural Setting							
Complex:		Prk Tota 7	Rent Alld?:				
SqFt Balc:	StrLots/Cplx	Prk Cm Prp: 0	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: 1		Unit Incl:				
Shrd Am:							



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Macdonald Realty Ltd.

101-170 Fulford Ganges Road
Salt Spring Island, BC V8K 2T8