



VINTAGE STYLE



All the charm of days gone by, including a sweet covered front veranda, accented with today's conveniences, describes this immaculate heritage home on 1.42 sunny acres. The house's history as the original Mouat homestead is still evident in the character styling retaining elegance and sophistication, while extensive upgrades give it a move in ready appeal. Delightful, bright gourmet kitchen with quality appliances and a butler's pantry for entertaining pleasure. Main floor bedroom or studio with attached bathroom and superb natural light provides a flexible space to suit your needs. Garden enthusiasts will appreciate the surrounding mature perennial plantings, seating areas and heirloom fruit and nut trees (including award winning walnut tree). Catch a harbour glimpse and mountain views, located just a short distance to town and sailing club.

Macdonald Realty
101-170 Fulford Ganges Road
Salt Spring Island, BC V8K 2T8
250.537.1201
henriprocter@gmail.com

Offered at \$845,000
henri procter
personal real estate corporation
www.realtysaltspringisland.com

ADDRESS: 332 Fulford-Ganges Rd.

MLS#: 381998

PID: 005-844-835

LEGAL: Plan VIP6488, Lot 2, Sec 19, Rge 4E, Cowichan District, North Salt Spring Island.

PRICE: \$845,000

LISTED BY: HENRI PROCTER, PREC

TAXES 2017: \$4,628

PHONE: 250.537.1201

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S. COMM: 3% & 1.5%

PAGER: 1.800.537.1201

www.realtysaltpringisland.com

LOT SIZE: 1.42 acres

AREA (finished): 3,389 sq. ft.

AGE: 1904

WATER: Community

EXTERIOR: Wood

ZONING: R 9

WASTE: Septic

HEAT: electric, wood

ROOF: Metal

LEVELS: 2 + basement

BEDROOMS: 4

BATHROOMS: 3

MAIN LEVEL : 1,947 sq. ft.

ENTRY: 11 x 11

LIVING ROOM: 18 x 15

KITCHEN: 12 x 20

DINING ROOM: 9 x 15

PREP KITCHEN: 9 x 12

FAMILY ROOM: 15 x 14

STUDIO/BEDROOM: 22 x 12

BATHROOM: 3 pce.

MUD ROOM: 6 x 8

LAUNDRY: 11 x 5

UPPER LEVEL: 1,306 sq. ft.

MAIN BEDROOM: 12 x 24

ENSUITE: 4 pce.

WALK IN CLOSET: 5 x 8

BEDROOM: 13 x 15

WALK IN CLOSET: 5 x 8

BEDROOM: 16 x 11

BATHROOM: 3 pce.

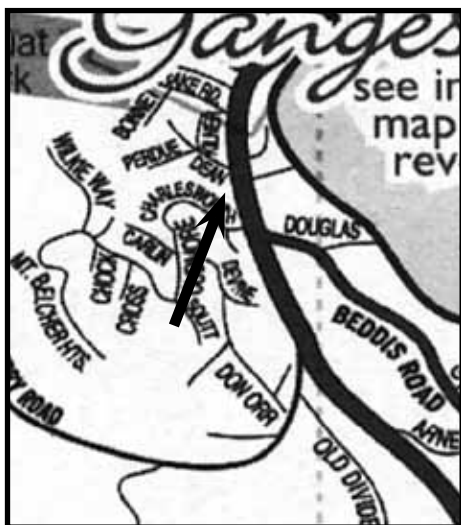
UNFINISHED BASEMENT: 19 x 14, 7 x 8, 9 x 8

COVERED PORCH: 39 x 7

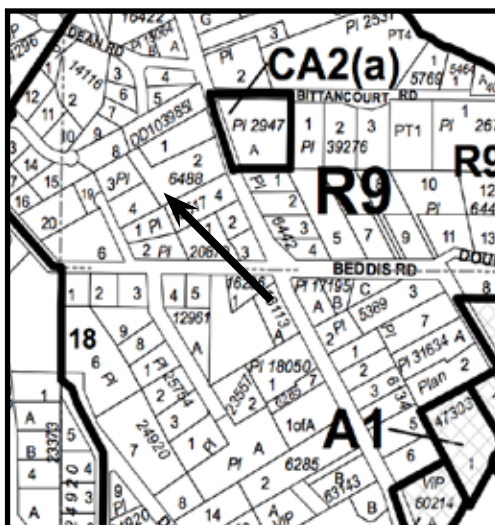
DECK: 22 x 8

DECK: 27 x 7

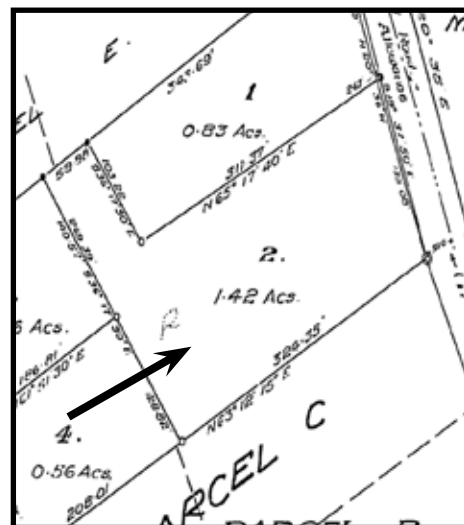
UPPER DECK: 13 x 7



AREA MAP



NEIGHBOURHOOD MAP



PLOT PLAN

**The above information is from sources believed to be reliable but should not be relied upon without verification. MACDONALD REALTY Salt Spring Island assumes no responsibility for accuracy.*

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Some of the additional features of this home:

- heritage gardens professionally maintained
- workshop/garage & garden shed
- pond & water feature off back flag stone patio
- wiring and plumbing upgraded
- private property
- septic tank installed 1995
- original wood floors in living, dining, halls (refinished)
- thermopane windows, skylights
- quality kitchen appliances
- perimeter is fenced
- orchard & garden areas include 4 types of plum, award winning walnut tree, 2 types of pear, filbert trees, cherry, hardy raspberry canes, wine grapes, controlled blackberry vines, 10 apple trees with 6 varieties, kiwi vines

