



## TWIN CHANNELS



This private waterfront point is bathed in light with commanding panoramic views of the Gulf Island Channels. The 5000+/- sq. ft. home has been elegantly refurbished, while the pool house awaits your plans. A 296 feet of ocean front estate on 4 sunny and light filled acres is within easy distance of downtown Ganges. Swimming, prawning, crabbing and clam digging are seaside at this very desirable address. Perfect sunsets and guest cottage permitted. Narrows West.

*Offered at \$2,295,000*

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

henri procter  
personal real estate corporation

[www.realtysaltspringisland.com](http://www.realtysaltspringisland.com)

LUXURY  
PORTFOLIO  
INTERNATIONAL®

ADDRESS: 160 Narrows West Road MLS#: 370747

PID: 028-251-296

LEGAL: Plan EPP2134, Lot 6, Rge 2 W, Sec. 1&20, Cowichan District, North Salt Spring Island.

PRICE: \$2,295,000

LISTED BY: HENRI PROCTER, PREC

TAXES 2016: \$3,862

PHONE: 250.537.1201

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S. COMM: 1.5%

PAGER: 1.800.537.1201

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LOT SIZE: 3.95 acres

AREA (finished): 5,025 sq. ft.

AGE: 1972

WATER: well

EXTERIOR: wood

ZONING: R-Rural DPA: none

WASTE: septic

HEAT: electric, wood

ROOF: tar & gravel

LEVELS: 3

BEDROOMS: 3

BATHROOMS: 3

LEVEL 1 (75 sq. ft)

ENTRANCE: 10 x 7.5

LEVEL 2 (2,475 sq. ft)

LIVING ROOM: 16 x 23

KITCHEN: 13 x 14

DINING ROOM: 12 x 17.5

MAIN BEDROOM: 15 x 15.5

ENSUITE: 4 piece

BATHROOM: 4 piece

KITCHEN (add'l): 14 x 8

PANTRY: 8 x 7

BEDROOM: 16 x 9.5

LEVEL 3 (2,475 sq. ft)

LAUNDRY: 12 x 16.5

BEDROOM: 15 x 15

FAMILY: 22 x 17

OFFICE: 13 x 9

HOBBY ROOM: 12.5 x 10.5

GAMES ROOM: 28.5 x 14

SAUNA: 9 x 10

POOL BUILDING: 50 x 25.5

DOUBLE DETACHED GARAGE: 47 x 20

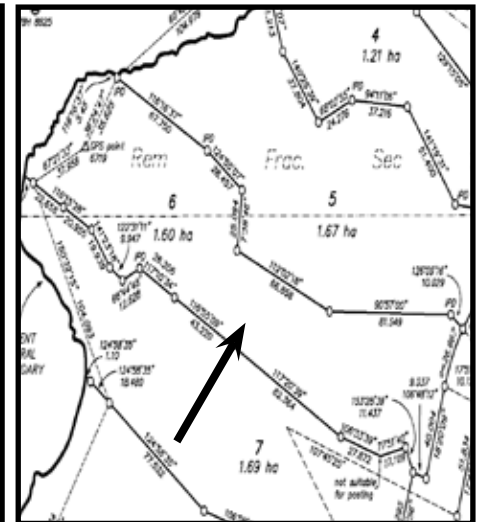
*Other Features: private, 296 feet ocean frontage, pool, panoramic views, beachfront,*



AREA MAP



AERIAL VIEW



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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