



## FAMILY FRIENDLY



Contemporary 2,500 sq ft. family friendly residence set on 4.97 private, sunny, south west facing acres. Modern open plan with vaulted ceiling in main living area. Completely remodeled including an extra large gourmet chef's kitchen with high end Meile appliances and chic bathrooms with freestanding tub & showers and tasteful finish. Top of the line Kohler plumbing in kitchen and bathrooms. Skylights, french doors and an abundance of windows flood the home with natural light. Outdoors, large decks surround the house and there is a cozy hot tub. The land is suited to a hobby farm or market garden and is zoned to allow a guest cottage, as well as the main home. Great location, close to town and Long Harbour and Vesuvius ferries.

*Offered at \$898,000*

**henri procter\***

\*personal real estate corporation

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

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101-170 Fulford Ganges Road  
Salt Spring Island, BC V8K 2T8  
250.537.1201  
[henriprocter@gmail.com](mailto:henriprocter@gmail.com)

ADDRESS: 480 Upper Ganges Road MLS#: 374029

PID: 000-816-515

LEGAL: Plan VIP41718, Lot B, Sec 6, Rge 3E, LD 16, NSSI

PRICE: \$898,000

LISTED BY: HENRI PROCTER

TAXES 2016: \$3,108

PHONE: 250.537.1201

S. COMM: 3% & 1.5%

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LOT SIZE: 4.97 acres

WATER: Drilled Well

WASTE: Septic

LEVELS: 2

AREA (finished): 2,508 sq. ft.

EXTERIOR: Wood

HEAT: Electric, Wood Stove

BEDROOMS: 6

AGE: 1987

ZONING: R

ROOF: Metal

BATHROOMS: 3

*MAIN LEVEL: 1,610 sq. ft.*

LIVING ROOM: 27 x 14

PANTRY: 3 x 4

BATHROOM: 5 pce

DINING: 22 x 11

BEDROOM: 14 x 7

BEDROOM: 8 x 7

KITCHEN: 12 x 19

BEDROOM: 13 x 10

LOFT: 8 x 7

*UPPER LEVEL: 821 sq. ft.*

MAIN BEDROOM: 12 x 15

BATHROOM: 4 pce.

OFFICE: 6 x 8

WALK IN CLOSET: 7 x 6

BEDROOM: 7 x 12

ENSUITE: 5 pce.

BEDROOM: 12 x 7

DECK: 38 x 17

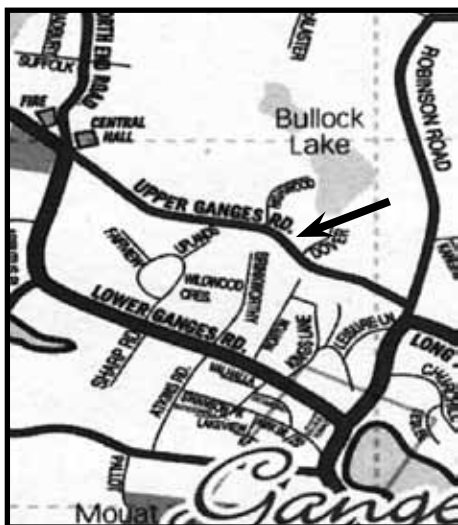
DECK: 15 x 11

DECK: 26 x 26

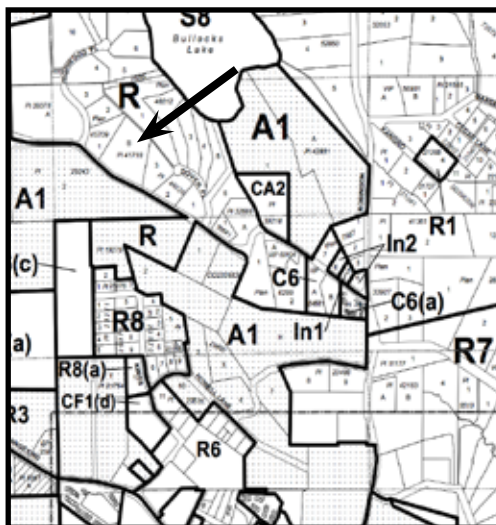
DECK: 5 x 16

DECK: 35 x 17

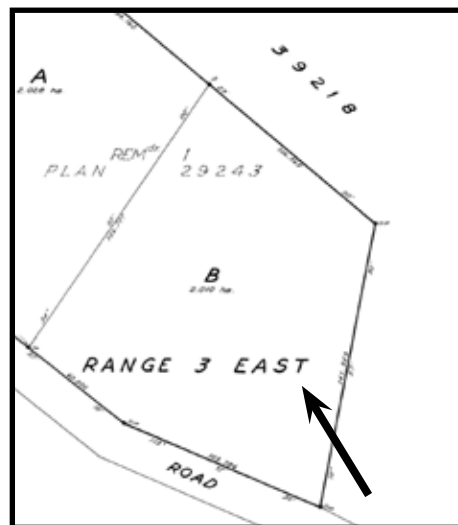
LOWER DECK: 19 x 11



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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480 UPPER GANGES ROAD

Some of the additional features of this home:

- nearly 5 acres, with cottage zoning
- new electrical and plumbing throughout
- rainwater collection for home and garden
- new large outbuildings for workshop & storage have water & electricity
- underground electrical from road (4 meter base so each area including future cabin can have own meter) to house and different areas of property (lines just need to be fished)
- new well pump
- electrical to trailer site, and own septic tank & field
- driveway complete to future building site
- top of the line Kohler plumbing fixtures for kitchen & bathrooms (over \$100,000)
- top of the line Miele appliances in kitchen, dual wall oven, steam oven, convection oven, warming drawer, plate & cup warmer, plumbed coffee machine, built in deep fryer, electric cooktop, induction cooktop, Frigidaire built-in fridge & freezer, and two Ariston 36" refrigerator drawers. (appliances est. \$70,000)
- top of the line Miele washer & dryer (\$10,000)
- high end tile flooring with in-floor heat
- 8 year old wood stove
- fir trim
- new windows & doors
- high end prolock standing seam metal roof with new skylights
- lots of new deck area
- multiple fenced areas
- above ground pool
- hot tub with new pump & heater
- large established vegetable and flower garden area
- mature fruit trees
- safe and sound insulation used throughout home and sound bar to eliminate noise transfer
- recessed lighting throughout
- custom maple cabinets (whole box not just fronts) in kitchen and all bathrooms
- steam shower on main level with electronic controls and media features (\$40,000)
- high end lighting
- 2 large water tanks
- home is alarmed



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