



PEACE & QUIET



Build your dream home on quiet Cormorant Crescent in the popular Channel Ridge area. This 1.36 acre lot is in its natural state with lovely exposure and is one of the only bare lots left in this area. Paved road, community water, surrounded by quality homes and a short distance to a great swimming beach, store and the ferry in Vesuvius. Peaceful and private. You won't want to pass on this opportunity.

Offered at \$245,000

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

ADDRESS: Lot 11 Cormorant Cres.

MLS#: 381713

PID: 015-833-631

LEGAL: Plan VIP50011, Lot 11, Sec 10, Rge 1W, LD Cowichan 16, Portion North Salt Spring,

PRICE: \$245,000

LISTED BY: HENRI PROCTER, prec

PHONE: 250.537.1201

TAXES 2016: \$1,509

henriprocter@gmail.com

PAGER: 1.800.537.1201

S. COMM: 3% & 1.5%

www.realtysaltspringisland.com

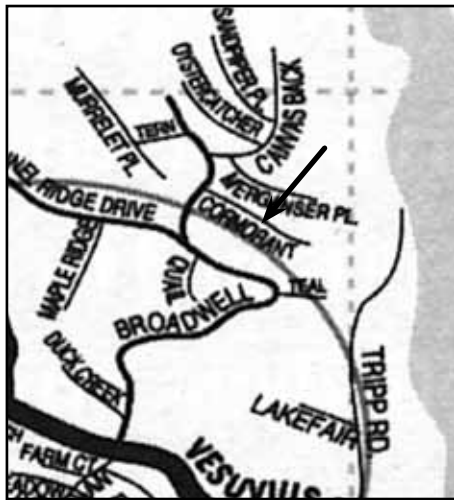
LOT SIZE: 1.36 acres

WATER: community - purchaser to hook up

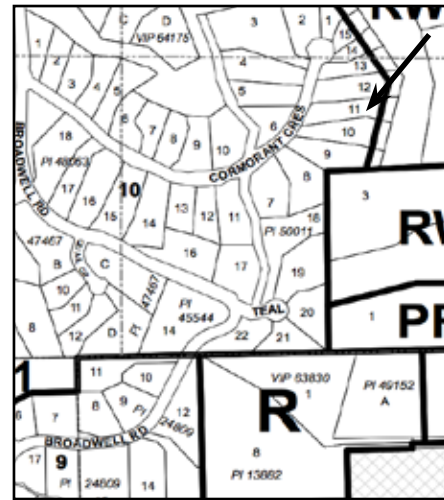
ZONING: R6 a

WASTE: septic system to be developed

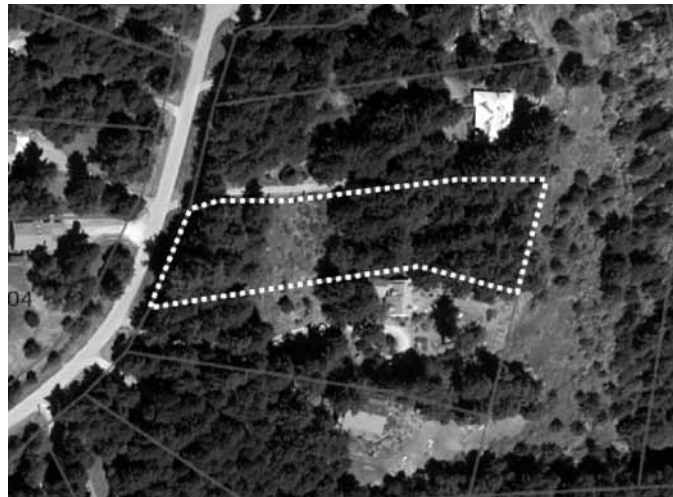
FEATURES: quiet cul-de-sac, area of quality homes, lot in natural state



AREA MAP



NEIGHBOURHOOD MAP



**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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