



AN ISLAND IN THE HEART OF THE CANADIAN GULF ISLANDS



A place where memories are made that will stand the test of time. Presented for sale by the family who has owned it since 1948, Goat Island offers the opportunity for privacy without isolation, and easily accessible family fun. Virgin landscape, spectacular sunrises and sunsets, eight bays and clamshell beaches and a fairly level topography make this an ideal location for a family compound. There are two very rustic cabins, which would be ideal future building sites. Boat access is convenient with protected deepwater moorage and the potential for a year round deep water dock. There are few small towns more interesting than Ganges on Salt Spring Island, with art galleries, fine dining or fun and funky restaurants, minutes away. Sailboats and power boats float by as this is a gateway to the best boating in the pacific northwest. Easy to fly to and from. The land is sub-dividable, a rare offering indeed.

Offered at \$3,495,000

henri procter*

*personal real estate corporation

www.realtysaltspringisland.com

Macdonald Realty
101-170 Fulford Ganges Road
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250.537.1201
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ADDRESS: Goat Island
LEGAL: LD 16, Goat Island, Situated in Ganges Harbour
PRICE: \$3,495,000
TAXES 2017: \$7,638
S. COMM: 3% & 1.5%

MLS#: 392771

PID: 009-596-062

LISTED BY: HENRI PROCTER, PREC
PHONE: 250.537.1201 henriprocter@gmail.com
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LOT SIZE: 12.10 acres
WASTE: septic to be developed

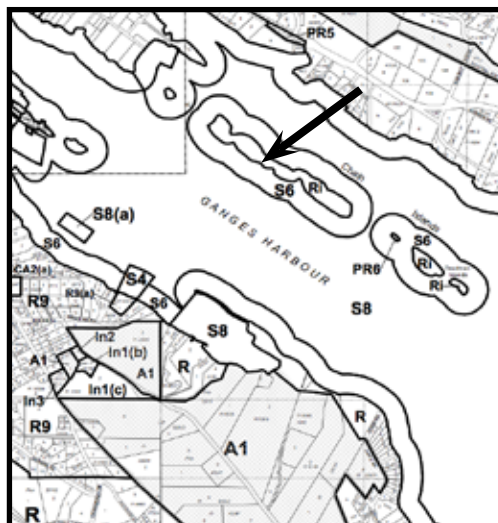
WATER: well to be drilled
ZONING: RI

Additional Information:

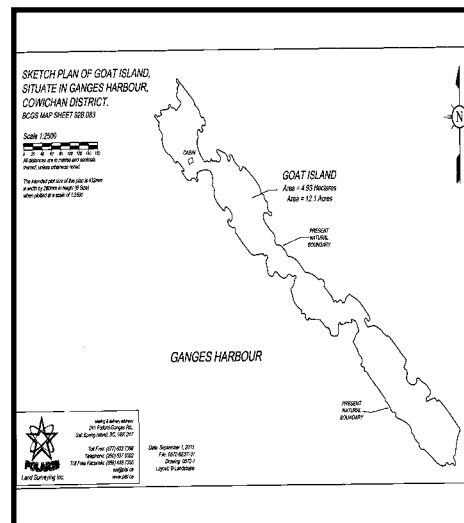
- easy access to power & services on Salt Spring Island 25 yards away
- deep protected moorage on all sides with numerous potential dock sites
- sub-dividable, can add buildings and increase densities
- close to major services incl. hospital on Salt Spring Island
- natural state with exception of 2 cabins
- maintained as private wildlife reserve of flora and fauna since 1947
- kept clear of invasive plant species
- eight bays and clamshell beaches
- extensive mussel and oyster beds at south end of island
- well-wooded with Juniper, Arbutus, Douglas Fir, Cedar and Maple trees
- flat with good soil coverage
- 1/2 mile from Ganges Village



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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