



Courtyard Colour

A sunny private courtyard laced with fragrant lavender, established roses and pretty peonies welcomes you to this convenient one level Kingfisher Cove townhome. Enjoy bright, cheery interior spaces with 1,140 sq. ft, two bedrooms, two bathrooms and hardwood flooring. Additional storage and parking in the attached garage and a back patio for further outdoor seating. Walking distance to all the town amenities and a well-managed strata adds up to an easy care island lifestyle!

\$519,000

Leading REAL ESTATE
COMPANIES
OF THE WORLD

LP LUXURY
PORTFOLIO
INTERNATIONAL®

Sandra Smith 250.537.1201

Personal Real Estate Corporation

E saltspringhomefinder@gmail.com W www.saltspringhomefinder.com



**3 - 258 Lower Ganges Rd
GI Salt Spring ~ V8K 1S7**

Interior Details

Layout: Rancher
Bedrms: 2 **Kitchens:** 1
Baths Tot: 2 **Fireplaces:** 1
Bth 2Pce: 0 **Storeys:** 1
Bth 3Pce: 1 **Fin SqFt:** 1,140
Bth 4Pce: 1 **Unfin SqFt:** 234
Bth 5Pce: 0 **Bed & Brk:**
Ens 2Pce: 0 **Addnl Acc:**
Ens 3Pce: 0 **Basement:** None
Ens 4+Pce: 0 **FP Feat:** Living Room, Propane
App Incl:
Intr Ftrs

Rooms		
RoomType	Level	Dim/Pcs
Bathroom		3-Piece
Bathroom		4-Piece
Bedroom	Main	10'x13'
Dining Room	Main	10'x11'
Kitchen	Main	8'x14'
Living Room	Main	15'x18'
Master Bedroom	Main	14'x13'

Listing Summary	
MLS@: 852313	List Price: \$519,000
Status: Active	Orig Price: \$519,000
Sub Type: Row/Twn	Sold Price:
	Pend Date:
Taxes: \$2,050	Strata Fee: \$394
2020 Asmt: \$422,000	Title: Frhld/Str



Rooms Summary					
	Lower	Main	Second	Third	Other
Fin SqFt		1			
Beds	0	2	0	0	0
Baths	0	0	0	0	0
Kitchens	0	1	0	0	0

Building Information

Built (est) 1992 **Lgi NC Use:**
Oth Equ:
Const Mt: Stucco
Ext Feat:
Frnt Faces: E **Bldg Style:**
Bldg Warr:
EnerGuide Rtg/Dt:
Cool: None
Heat: Baseboard, Electric, Propane
Roof: Asphalt Shingle
Fndn: Poured Concrete
Accss: Ground Level Main Floor

Lot/Strata Information

Lot Size: 1,140sqft / 0.03ac **Dims (w/d):**
Prk Type: Attached, Garage, Guest **View:**
Water: Municipal **Waste:** Sewer To Lot **Services:**
Lot Feat: Irregular Lot
Complex: Kingfisher Cove **Prk Tota:** 1 **Rent Alld?:** No Rentals
SqFt Balc: **StrLots/Cplx:** 32 **Prk Cm Prp:** 0 **Yng Ag Alld?:** 19
SqFt Prk: **Bldgs/Cplx:** 10 **Prk LCP:** 0 **Pets Alld?:** Cats, Dogs: See Bylaws
SqFt Pat: **Suites/Bldg:** 5 **Prk Str Lot:** 1 **BBQs Alld?:** Yes
SqFt Strg: **Floors/Bldg:** 1 **Str Lot Incl:** Deck/Patio, Garage
Gnd/Top?: **Lvls/Suite:** 1
Shrd Am: Street Lighting **Assmt Incl:** Insurance, Maintenance Grounds, Maintenance Struct



Sandra Smith
 Personal Real Estate Corporation

250.537.1201 | saltspringhomefinder@gmail.com
www.saltspringhomefinder.com

Macdonald Realty Ltd.
 101-170 Fulford Ganges Road
 Salt Spring Island, BC V8K 2T8