



Kingfisher Class

Enjoy a fabulous ocean view from this elegant and impeccably maintained townhome in the sought after Kingfisher complex in Ganges. This is one of the larger homes here, with over 2,500 sq. ft of living area and a contemporary open plan layout. It is a bright, light-filled end unit having complete main floor living, and two additional bedrooms and a family room on the lower level. A fantastic private deck takes in the ocean views and morning sunrises over the harbour and a back patio extends the outdoor pleasure. Attached double garage creates additional storage. An easy stroll to all the in-town amenities and a low maintenance, low stress lifestyle!

\$729,000

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Sandra Smith 250.537.1201

Personal Real Estate Corporation

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

	Rooms			Listing Summary																																														
	<table border="1"> <thead> <tr> <th>RoomType</th> <th>Level</th> <th>Dim/Pcs</th> </tr> </thead> <tbody> <tr><td>Bathroom</td><td>Main</td><td>2-Piece</td></tr> <tr><td>Ensuite</td><td>Main</td><td>4-Piece</td></tr> <tr><td>Entrance</td><td>Main</td><td>6'x5'</td></tr> <tr><td>Kitchen</td><td>Main</td><td>22'x12'</td></tr> <tr><td>Laundry</td><td>Main</td><td>8'x6'</td></tr> <tr><td>Living Room</td><td>Main</td><td>25'x13'</td></tr> <tr><td>Master Bedroom</td><td>Main</td><td>16'x16'</td></tr> <tr><td>Bedroom</td><td>Second</td><td>19'x14'</td></tr> <tr><td>Bedroom</td><td>Second</td><td>12'x10'</td></tr> <tr><td>Family Room</td><td>Second</td><td>25'x16'</td></tr> <tr><td>Storage</td><td>Second</td><td>17'x6'</td></tr> </tbody> </table>	RoomType	Level	Dim/Pcs	Bathroom	Main	2-Piece	Ensuite	Main	4-Piece	Entrance	Main	6'x5'	Kitchen	Main	22'x12'	Laundry	Main	8'x6'	Living Room	Main	25'x13'	Master Bedroom	Main	16'x16'	Bedroom	Second	19'x14'	Bedroom	Second	12'x10'	Family Room	Second	25'x16'	Storage	Second	17'x6'	<table border="1"> <tbody> <tr><td>MLS@: 838526</td><td>List Price: \$729,000</td></tr> <tr><td>Status: Active</td><td>Orig Price: \$749,000</td></tr> <tr><td>Sub Type: Row/Twn</td><td>Sold Price:</td></tr> <tr><td>Taxes: \$3,593</td><td>Pend Date:</td></tr> <tr><td>2019 Asmt: \$790,000</td><td>Strata Fee: \$733</td></tr> <tr><td></td><td>Title: Frhld/Str</td></tr> </tbody> </table>		MLS@: 838526	List Price: \$729,000	Status: Active	Orig Price: \$749,000	Sub Type: Row/Twn	Sold Price:	Taxes: \$3,593	Pend Date:	2019 Asmt: \$790,000	Strata Fee: \$733	
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17 - 258 Lower Ganges Rd GI Salt Spring ~ V8K 1S7																																																		
Interior Details																																																		
Layout: Main Level Entry with Lower Level(s) Bedrms: 3 Kitchens: 1 Baths Tot: 2 Fireplaces: 1 Bth 2Pce: 1 Storeys: 2 Bth 3Pce: 0 Fin SqFt: 2,519 Bth 4Pce: 0 Unfin SqFt: 0 Bth 5Pce: 0 Bed & Brk: Ens 2Pce: 0 Addnl Acc: Ens 3Pce: 0 Basement: Ens 4+Pce: 1 FP Feat: Family Room, Living Room, Propane App Incl: Intr Ftrs Dining/Living Combo, Storage			Rooms Summary																																															
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Building Information		Frnt Faces: SE Bldg Style:		Cool:																																														
Built (est) 1992 Lgi NC Use:		Bldg Warr:		Heat: Baseboard, Electric																																														
Oth Equ:		EnerGuide Rtg/Dt:		Roof: Asphalt Shingle																																														
Const Mt: Stucco				Fndn: Slab																																														
Ext Feat:				Accss Ground Level Main Floor, Wheelch:																																														
Lot/Strata Information			Lot Size 436sqft / 0.01ac		Dims (w/d):																																													
Prk Type: Attached, Garage Double			View: Water		Waterfront:																																													
Water: Municipal Waste: Sewer To Lot			Services:																																															
Lot Feat: Irregular Lot			Rent Alld?: No Rentals																																															
Complex: Kingfisher Cove Mgd By:			Yng Ag Alld?: 18																																															
SqFt Balc: StrLots/Cplx: 36 Prk Total #:			Pets Alld?: Aquariums, Cats, Dogs: See bylaws																																															
SqFt Prk: Bldgs/Cplx: 11 Prk Cm Prp: 1			BBQs Alld?: Yes: Field Altered - Ask Agent																																															
SqFt Pat: Suites/Bldg: 5 Prk LCP: 0			Restrictions																																															
SqFt Strg: Floors/Bldg: 2 Prk Str Lot: 15			Str Lot Incl: Deck/Patio, Garage, Private Garden																																															
Gnd/Top?: Lvls/Suite: 2 Str Lot Incl: Deck/Patio, Garage, Private Garden			Assmt Incl: Garbage Removal, Maintenance Grounds, Property M																																															
Shrd Am: Private Drive/Road																																																		
Agency Information			Coop Brok Fee: 3% first \$100,000 1.5% ba																																															
Licensee		Phone		Office																																														
L: Sandra Smith*		250-537-1201		Macdonald Realty Salt Spring Isla																																														
CL1:				Sllr: See Title																																														
CL2:				Financing:																																														
B:				Fin Notes:																																														
CB1:				Possession Negotiable																																														
CB2:				Listed: 2020/05/01 Sold:																																														
Appt Ph: (250) 537-1201 KeyBox/Bzsr: Lockbox at house				Modified: 2020/08/11 \$Chg: 2020/08/11																																														
Show Appts by Touchbase																																																		
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