

# Market Garden Possibilities



Welcome To 242 Maliview Drive



Short walk to beach on North Beach Road



Marketed By: Rick Alexander Bus: 537-5553 164 Fulford-Ganges Road, Salt Spring Is. V8K 2T8

**NAME: ROSS, ESTATE OF (ROYAL TRUST)**

**ADDRESS:** 242 Maliview Drive

**LEGAL DESCRIPTION:** Plan 25024, Lot A, LD 16, Section 14, Range 1N. Lot A (DD F8164), Section 14, Range 1 North, Plan 25024, NSSI, Cowichan District. PID: 002-862-450

**PRICE: \$429,000**  
**SELLING COMM: D&BA**

**LISTING SALESPERSON: Rick Alexander**  
**HOME PHONE: 537-5854**

**TAXES (08)**  
**LOT SIZE:** 1.04 Ac.  
**ROOF:** Asphalt Shingle  
**HEATING:** Elec/Propane  
**WATER:** Community  
**LEVELS:** Two

**TERMS:** P.A.O.F.  
**YEAR BUILT:** 1974  
**EXTERIOR:** Wood  
**FIREPLACE:** Propane Fireplace In L. R, And In Rec. Room  
**WASTE:** Sewer  
**TOTAL AREA:** 2,100

**Main Floor 1,240 Sq. Ft.**

**ENTRANCE:** 8' x 7'  
**KITCHEN:** 18' x 9'  
**STUDIO:** 11' x 10'

**LIVING ROOM:** 17' x 14'  
**MSTR BEDROOM:** 13' x 12'  
**BATHROOM:** 4 Pce.

**DINING ROOM:** 12' x 9'  
**BEDROOM:** 10' x 9'  
**LAUNDRY:** 9' x 6'

**Lower Floor 875 Sq. Ft.**

**BEDROOM:** 11' x 9"  
**STORAGE:** 7' x 6'

**BATHROOM:** 3 Pce.  
**WORKSHOP:** 25' x 9'

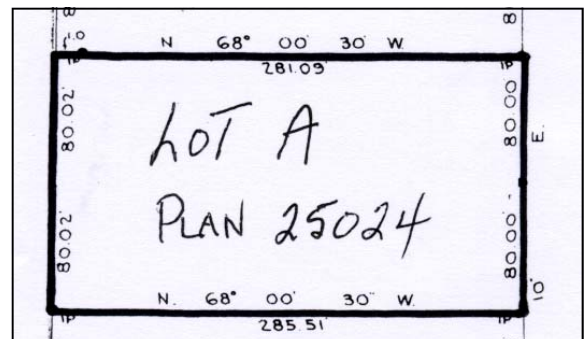
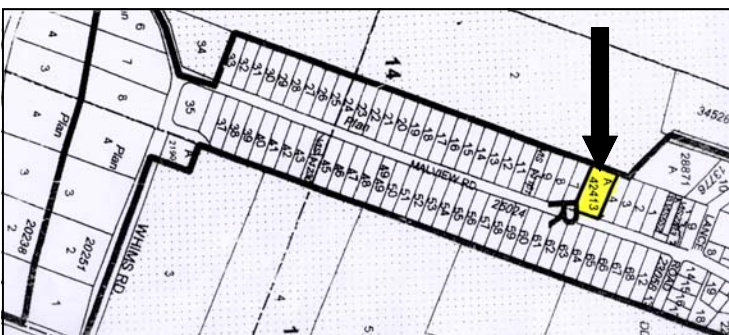
**REC. ROOM:** 25' x 16'

Great potential in this 2 storey, one owner home located in a family neighbourhood only a 10 minute stroll to the beach. The Cathedral entry leads up to an open and bright living room and dining room layout. There's a cozy, eat-in kitchen with patio doors to a covered deck leading to a small studio room. The upper level hosts 2 bedrooms and a full bath.

The lower level with in-law potential, offers a generous rec. room, bedroom and a 3 piece bathroom. Also attached to the ground floor is a sizable workshop with separate storage and a 25' foot deep single car garage.

The property enjoys all day sun, even through the winter months, which is ideal for the creation of larger scale market gardening and perhaps a small orchard. This level, 1 acre lot backs onto a large farm and is serviced with piped water and sewer, so no septic or well issues to worry about.

Excellent elementary school near by, convenience store, café and restaurant around the corner, and public transit now passes by the door.



\* Above information is from sources believed to be reliable but should not be relied upon without verification. Pemberton Holmes assumes no responsibility for its accuracy \*