

The Benefits of a Townhome Lifestyle



Welcome To #20-295 Lower Ganges Road



\$380,000

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

NAME: GOODING, B. & H. **MLS: 271642**
ADDRESS: #20 - 295 Lower Ganges Road **MO. ASSESSMENT: \$147.00**
LEGAL DESCRIPTION: Plan 1871, Lot SL 20, Section 3, Range 3E. PID: 018-595-901

PRICE: \$380,000 **LISTING SALESPERSON: Rick Alexander**
SELLING COMM: \$3,500.00 **HOME PHONE: 537-5854**

TAXES (09): \$1,911 **TERMS: P.A.O.F.**
PARKING: Single Garage **YEAR BUILT: 1993**
ROOF: Asphalt Shingle **EXTERIOR: Wood**
HEATING: Elec/Gas **FIREPLACE: Living Room, (Gas)**
WATER: Community **WASTE: Sewer**
LEVELS: One **TOTAL AREA: \$1,050 Sq. Ft.**

Specifications

ENTRANCE: 8' x 5' **LIVING/DINING RM: 19' x 14'** **KITCHEN: 14' x 10'**
MSTR BEDROOM: 13' x 11' **ENSUITE: 3 Pce.** **BEDROOM: 15' x 10'**
BATHROOM: 4 Pce.

This semi detached, Roscommon Townhome is well positioned and gives the illusion of being a separate little cottage. The design and layout provide windows on three sides, filling the interior with an abundance of sunlight. There is a spacious master bedroom with ensuite, plus a sizeable bedroom (or den), double sliding doors off the living room, and a delightful kitchen with a Bay window where you can place your houseplants. There are an amazing number of roomy closets for storage, and the single car garage can be conveniently accessed from the interior entry. A small seasonal sunroom and patio off the living room provides a place from which to enjoy all day sunshine, and an access to the rear garden. This is a well maintained strata complex, with no age restrictions and within walking distance to town amenities.

