

It's Time To Relax



Welcome To #30 - 258 Lower Ganges Road



\$319,000

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

NAME: MITCHELL, J. **MLS: 272171**
ADDRESS: #30 - 258 Lower Ganges Road
LEGAL DESCRIPTION: Plan VIS1834, SL 8, Section 2, Range 3E PID: 016-116-941

PRICE: \$319,000 **LISTING SALESPERSON: Rick Alexander**
SELLING COMM: D&BA **HOME PHONE: 537-5854**

TAXES (09): \$2,111.00 **TERMS: Cash, P.A.O.F.**
GARAGE: Single **YEAR BUILT: 1992**
ROOF: Wood Shingle **EXTERIOR: Stucco**
HEATING: Elec/Wood **MONTHLY ASSESSMENT: \$195.00**
WATER: Community **WASTE: Sewer**
LEVELS: One **TOTAL AREA: 1,400 Sq. Ft.**

Specifications

ENTRANCE: 12' x 4' **LIVING/DINING ROOM: 23' x 16'** **KITCHEN: 12' x 10'**
MSTR BEDROOM: 15' x 10' **ENSUITE: 4 Pce.** **BEDROOM: 12' x 12'**
BATHROOM: 3 Pce.

An excellent, single level layout of over 1,400 square feet in this sought after, Kingfisher townhome neighbourhood. There are two good sized bedrooms, two spacious bathrooms, and a wonderful cook's kitchen with counter space and cupboards galore. This home enjoys a wood burning fireplace, skylights for enhanced light, a single car garage, private garden patio and interesting glimpses of Ganges harbour. All of this is set in pleasant and well maintained surroundings within a short walk to the beach, two pub style restaurants, and all the Village amenities.

