

The Good Life In Sunny Fernwood



Welcome To 315 Fernwood Road



\$689,000

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

NAME: VERHAGEN, R. & S. **MLS: 273621**
ADDRESS: 315 Fernwood Road
LEGAL DESCRIPTION: Plan 7351, Lot 8, Section 13, Range 1N, LD 16, NSSI. PID: 005-717-981

PRICE: \$689,000 **LISTING SALESPERSON: Rick Alexander**
SELLING COMM: D&BA **HOME PHONE: 537-5854**

TAXES (09): \$2,495 **TERMS: Cash, P.A.O.F.**
LOT SIZE: .49 Ac. **YEAR BUILT: 1973**
ROOF: Asphalt Shingle **EXTERIOR: Wood**
HEATING: Elec/Gas **FIREPLACE: Living Room**
WATER: Community **WASTE: Septic**
LEVELS: One **TOTAL AREA: 1,325 Sq. Ft.**

Specifications.

ENTRANCE: 12' x 5'	LIVING ROOM: 24' x 15'	KITCHEN: 22' x 10'
MSTR BEDROOM: 16' x 14'	ENSUITE: 3 Pce.	BEDROOM: 14' x 12'
BATHROOM: 3 Pce.	LAUNDRY: 8' x 7'	SCREENED PORCH: 9' x 30'

Unfinished Areas 490 Sq. Ft.

BARN: 22' x 11'	WORKSHOP: 20' x 11'	GARAGE: 28' x 19'
GREENHOUSE: 41' x 8'		

Guest Accommodation 330 Sq. Ft.

BEDROOM: 13' x 11'	BATH: 3Pce.	SEPARATE SAUNA
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A pleasingly updated 2 bed/2 bath home plus a detached 1 bed accommodation with ensuite bath & sauna all located a stones throw from the seashore. Amenities and public transit at the doorstep. This Fernwood residence rests on a level and sunny .49 acres with a 20x40 inground pool, 40x8 glass greenhouse, small 2 stall barn, raised beds for kitchen garden, fruit trees and an additional pool side building used as a studio / workshop. The current owners recently obtained "Farm Status" for the property which explains the decreased land value in the 2010 B.C. Assessment. This is a very peaceful seaside neighbourhood with a well regarded elementary school just up the road. Additional revenue potential with a B & B operation & Farm Status.

