

# A Peaceful Neighbourhood



Welcome To 210 Wildwood Crescent



\$385,000

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

**NAME: GILBERT, T. & BRAGG, R.**

**MLS: 274889**

**ADDRESS: 210 Wildwood Crescent**

**LEGAL DESCRIPTION: Plan 19537, Lt 1, LD 16, Section 5, Range 2E, NSSI. PID: 003-733-033**

**PRICE: \$385,000**  
**SELLING COMM: BA**

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

**TAXES (09): \$1,806**  
**LOT SIZE: .59 Ac.**  
**ROOF: Asphalt Shingle**  
**HEATING: Elec./Wood**  
**WATER: Community**  
**LEVELS: Two**

**TERMS: Cash, P.A.O.F.**  
**YEAR BUILT: 1976**  
**EXTERIOR: Vinyl Siding**  
**D.P.A.: 4**  
**WASTE: Septic**  
**TOTAL AREA: 1,900 Sq. Ft.**

**Main Floor 950 Sq. Ft.**

**LIVING ROOM: 16' x 12'**  
**EATING AREA: 16' x 10'**

**DINING ROOM: 15' x 9'**  
**MSTR BEDROOM: 14' x 12'**

**KITCHEN: 10' x 9'**  
**BATHROOM: 3 Pce.**

**Lower Floor 950 Sq. Ft.**

**BEDROOM: 12' x 10'**  
**LAUNDRY: 14' x 9'**

**BATHROOM: 3 Pce**  
**REC. ROOM: 26' x 16'**

**OFFICE: 14' x 9'**

*This is a home just waiting to be taken to the next level. Situated on just over half an acre, this open plan residence is located in a quiet and desirable neighbourhood just a few minutes from town, schools, shopping and recreational amenities. A split entry home, the main floor offers living room with fireplace, kitchen, separate dining room, bath with claw foot tub, spacious master bedroom, and a very relaxing sundeck. The lower level is completely open, and waiting for your development ideas. There is a recreation room area with a quality woodstove, full bathroom, bedroom and separate entrance. Outside, the landscaping is tidy and easy care, with a good, detached workshop and plenty of paved parking. Come and see for yourself.*

