

WELCOME TO
181 Brinkworthy Road
Salt Spring Island



15 Arable Acres in Prime Location \$575,000



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**181 Brinkworthy Rd
GI Salt Spring ~ V8K 2N9**

Finished Rooms				
Rooms / Lvls	Lvl 1	Lvl 2	Lvl 3	Lvl 4
Finished SqFt:	950			
Entrance	10x4			
Living	15x13			
Dining	12x7			
Kitchen	11x8			
Mast Bdrm	10x13			
Bathroom	2			
Bathroom	4			
Den	10x16			
Utility	13x8			

Listing Summary	
MLS#: 344398	List Price: \$575,000
Status: Current	Orig Price: \$625,000
SubClass: SF Det	Sold Price:
DOM: 505	Pend Date:
Taxes: \$1,975	Mth Assmt:

Interior Details	
Layout:	One Level with Crawl Space
Bedrms: 2	Kitchens: 1
Baths Tot: 2	Fireplaces:
Bth 2Pce: 1	Main Lev: Level 1
Bth 3Pce:	Fin SqFt: 950
Bth 4Pce: 1	Unfin SqFt: 0
Bth 5Pce:	Bed & Brk:
Ens 2Pce:	Adnl Acc:
Ens 3Pce:	Basement: Crwl Space
Ens 4+Pce:	FP Feat:
App Incl:	
Int Feat:	

Unfinished Rooms				

Schools		
Elementary	Middle	Senior
64 Salt Spring	64 Saltspring	64 Gulf Islands

Remarks

15 park like acres offering an ideal mix of arable meadow & mature forest which hosts a wide variety of native plants & wildlife. Uniquely located only a few minutes from all the amenities of Ganges Village & serviced by a quiet, no thru, country lane, this parcel enjoys excellent sun throughout the seasons, perfect for agricultural use or to enjoy as your own private parkland. An older, 2 bed / 2 bath cottage is tucked into a corner of the property & is currently tenanted providing a helpful revenue stream. The property is partially fenced & serviced by community water in addition to the benefits of a pre-existing drilled well. An outstanding opportunity awaits.

Legal Information	
Gulf Islands Rural (764)	Roll: 479000
PID/MHR: 006-014-232	Title: Freehold
Legal Dsc: Plan VIP4936; Lot 3; Land Dist 16; Sect 5; Range 2E; Freeform Portion NORTH	
Zn Cls/Tp: Agricultural	
2014 Asmt: \$494,700	2014 Taxes: \$1,975

Building Information	
Built (est) 1973	Lgl NC Use
Lsd Equ:	
Const Mt:	
Ext Fin: Vinyl Siding	
Ext Feat:	

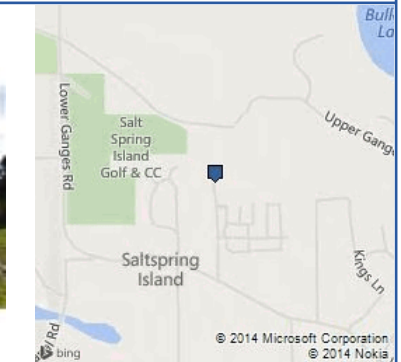
Frnt Faces: S	Bldg Sch:	Bldg Style:
Rear Faces:	Bldg Warr:	
	EnerGuide Rtg/Dt:	

Fuel: Electric
Heat: Baseboard
Roof: Metal
Fndn: Concrete Poured
Accss:

Lot/Strata Information	
Prk Type: Carport Single, Drivewa	Prk #: 0
Water: City/Munic.	Waste: Septic Tank
Lot Feat: View: Mtn, Level, Private, Treed	
Complex:	Mgd By:
SqFt Balc:	Suites/Cplx
SqFt Prk:	Bldgs/Cplx:
SqFt Pat:	Suites/Bldg
SqFt Strg:	Floors/Bldg
Gnd/Top?	Lvls/Suite:
Shrd Am:	

Lot Size 669,082sqft / 15.36ac	Dims (w/d):	Shape: Squ.	ALR?:
	Driveway:		
	Services:		
	Rent Alld?:		
	Yng Ag Alld?:		
	Pets Alld?:		
	BBQs Alld?:		
	Assmt Incl:		

Photos and Map



Brokerage Fee: 3.5%100K / 2%B

Thursday, April 7, 2016

Residential Client Detail WH

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