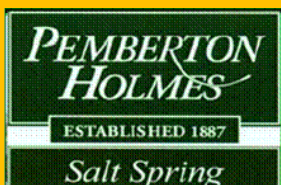


High Bank Oceanfront - Sheltered Moorage!



LOVELY SMALL HIGH BANK OCEANFRONT ACREAGE. Sunny 1.65 acre high bank oceanfront lot with an A-frame (approx. 350 sq. ft. including the loft) on Long Harbour, in an area of sheltered moorage & on a mile of walkable beach! The property is mostly level until it slopes down to the beach, approx. 120 feet, a boat dock can be built. There is a trail to the beach with a beach park at the head of the harbour. Recently renewed but further work would make it more beautiful and easier to walk on (an alternative access to the beach is about a 2 min walk down to the Ontario Pl. boat launching ramp). The harbour view could be further improved. Well drilled in 2008 (3/4 GPM) and a brand new septic installed in 2002, intended for a new 3 bedroom home (but can serve the existing A-frame in the meantime). Neither the septic nor the well have ever been used. 5 minute drive to Ganges, easy cycling via quiet Eagleridge Drive.



\$335,000
MLS #360567

Tom Navratil
250-537-7815
Office: 250-537-5553
Toll Free: 1-888-608-5553
www.SaltspringRealestate.com
SaltspringHomes@gmail.com



ADDRESS: 252 Quebec Drive, Salt Spring Island, B.C. , V8K 1H4

LEGAL DESCRIPTION: Lot 15, Dist. Lot 21, Plan VIP14684, NSSI,CD

LOT SIZE: 1.65 acres

HEAT: Baseboard, Wood Stove

EXTERIOR: Wood

ROOF: Asphalt Shingle

TOTAL FINISHED AREA: 350 sq. ft. incl. loft

TAXES (15): \$1,555.00

WATER: Well

WASTE: New Septic System

ZONING: Residential

BEDROOMS: 1

MLS #: 360567

PRICE: \$335,000

AGE: 1970 (estimated)

LISTED BY: Tom Navratil

PHONE: 250-537-7815

POSSESSION: Immediate

BATHROOMS: 1



Above information is from sources believed to be reliable but should not be relied upon without verification. Pemberton Holmes Salt Spring assumes no responsibility for its accuracy.