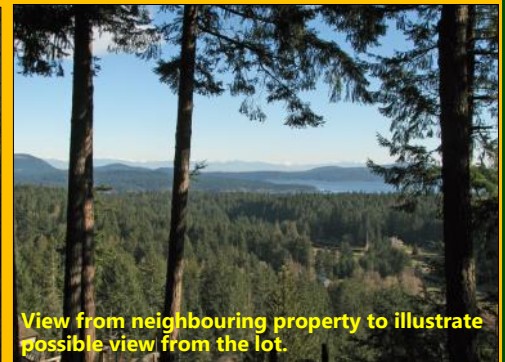
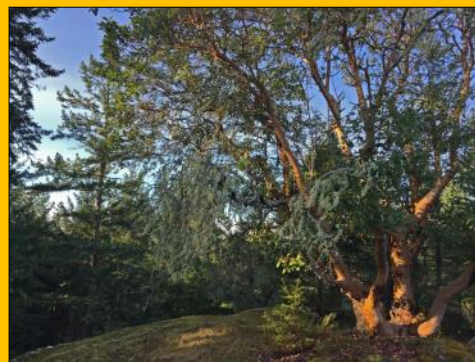
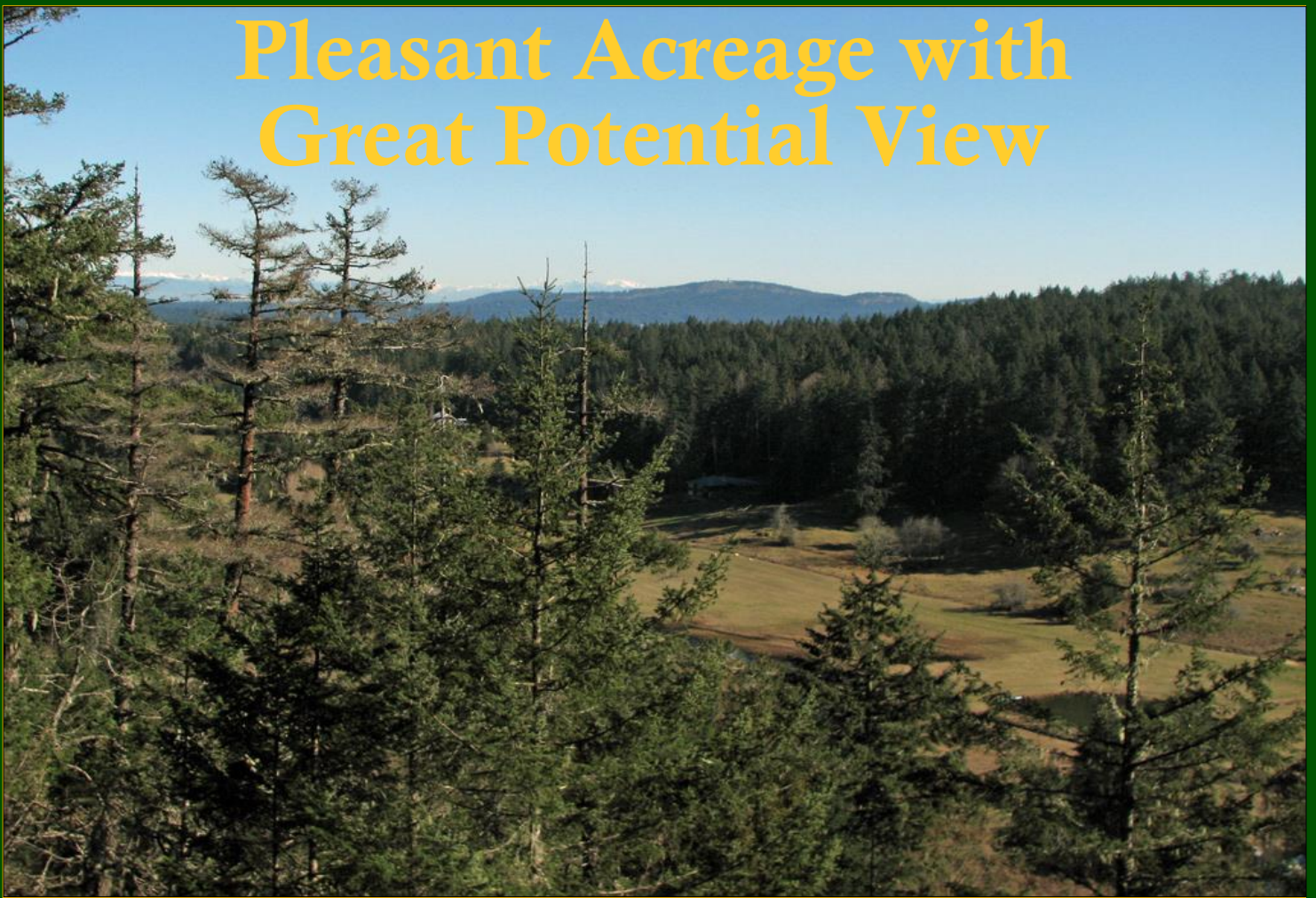


Pleasant Acreage with Great Potential View



View from neighbouring property to illustrate possible view from the lot.

Beautiful sunny acreage with potentially exceptional ocean & valley views. Mostly sloping with several benches, it offers a top-of-the-castle building site with potentially exceptional views in several directions. Access driveway is developed to just below the building site via an easement over 151 Amblewood. There is another access to the bottom of the property via the 141 Amblewood driveway; however the development potential there is limited. The zoning allows for a home, 602 sq.ft. guest cottage and up to 2,000 sq.ft. of outbuildings. Well drilled (3 GPM), power, cable, phone and internet to lot line. Close to Ruckle Park, quiet and private neighbourhood in a natural setting. PLEASE DO NOT DRIVE up the driveway(s) before contacting your or the listing realtor to discuss or be emailed the access info.

There is a limited turn around space at present and it could unduly inconvenience the neighbours. Seller would consider vendor financing to qualified purchaser.

**PEMBERTON
HOLMES**

ESTABLISHED 1887

Salt Spring Island

\$298,000

* **MLS 388210**

Tom Navratil

cell: 250-537-7815

office: 250-537-5553

toll free: 1-888-608-5553

www.SaltspringRealestate.com

SaltspringHomes@gmail.com



ADDRESS: 149 Amblewood Dr, Salt Spring Island, B.C., Canada

LEGAL: Plan VIP47443, Lot 7, Range 59, SSSI, CD

PRICE: \$298,000

LOT SIZE: 6.52 acres

WATER: Well Drilled

WASTE: None

SERVICES: Cable, Electricity, Water, Fast Internet

MORE PHOTOS on: www.saltspringrealestate.com

LISTED BY: TOM NAVRATIL, Pemberton Holmes Salt Spring

MLS: 388210

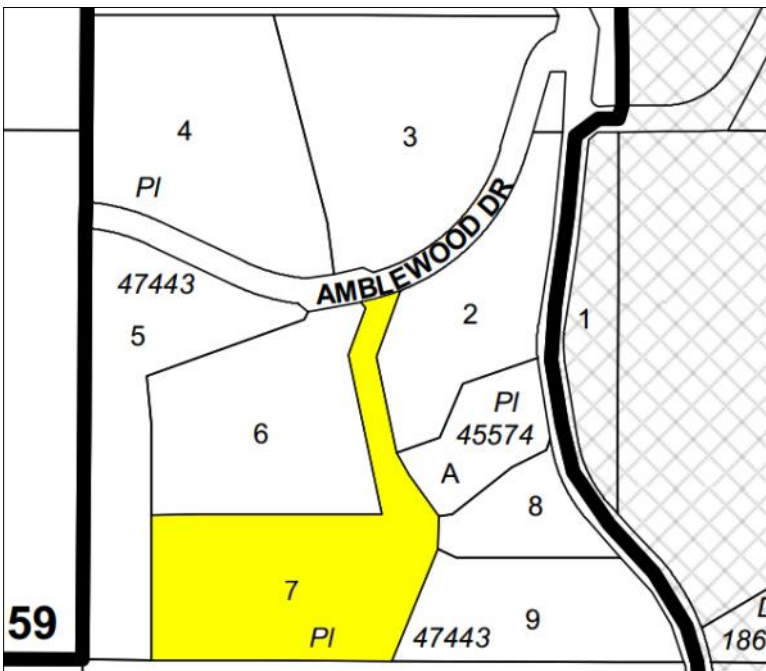
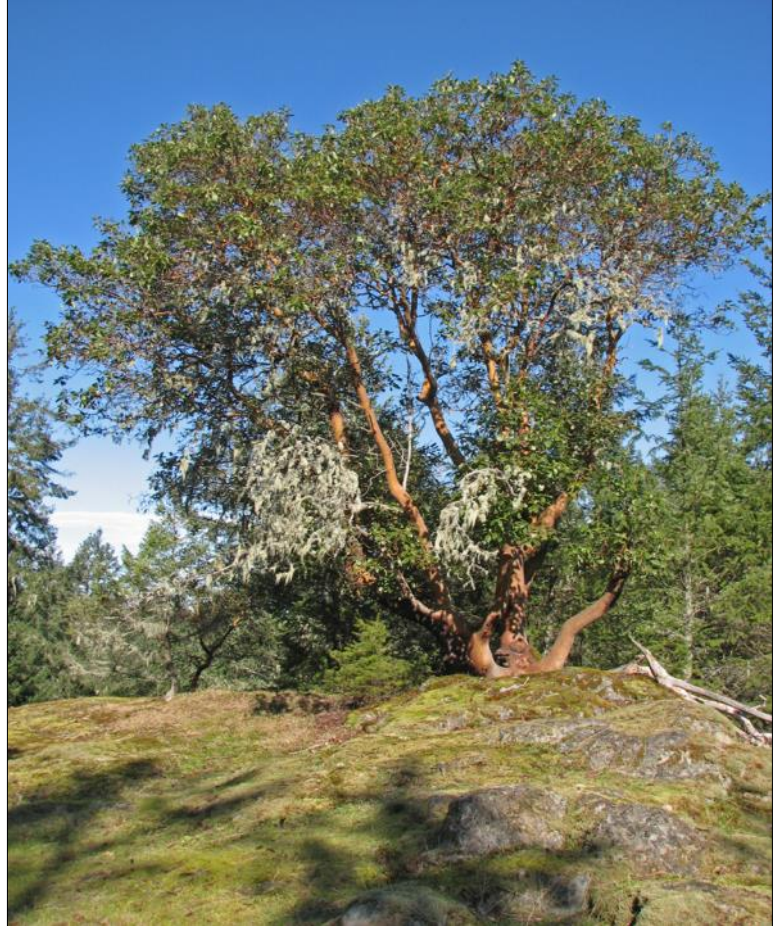
PID: 012-207-519

ZONING: Residential

TAXES 2017: \$2,038.00

POSSESSION: Immediate

PHONE: (250) 537-7815



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.