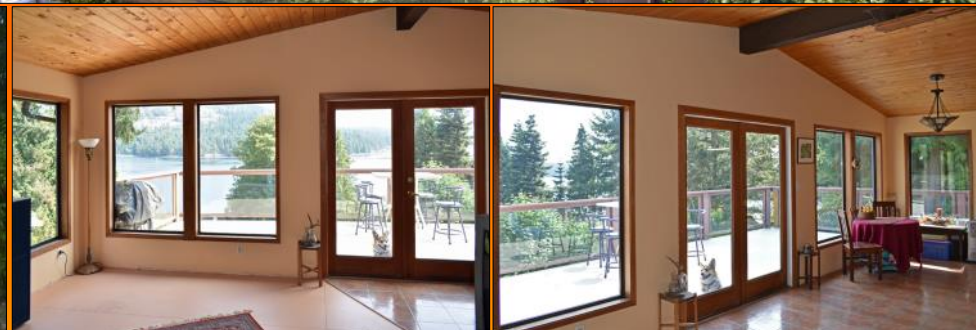


Affordable South End Oceanview Home



It is no longer easy to find ocean view homes for close to \$500k. Well, here is one on a beautiful, fully fenced lot with lovely established landscaping, fruit trees, flowering shrubs and a pleasant driveway. This 3 bedroom 1.5 bathroom well built and maintained home has room for upgrades and for finishing the remainder of the full height ground floor. But many upgrades have been already done. Features include double glazed windows (several have been just replaced), high wood ceiling in the living room, large ocean side deck and commercial grade metal roof. Outbuildings include 11 x 14 finished studio and 2 garden sheds. On Cedar of Tuam waterworks and with ocean accesses nearby, including Ruby Alton Reserve and Hamilton Beach. 5 min drive to Fulford and the Victoria ferry, 15 min to Ganges and all amenities.

\$525,000
MLS 397013



Tom Navratil
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toll free: 1-888-608-5553
www.SaltspringRealestate.com
SaltspringHomes@gmail.com



ADDRESS: 206 Roland Rd., Salt Spring Island, B.C.

MLS #: 397013

LEGAL DESCRIPTION: Lot 5, Plan VIP22715, Section 41, SSSI, CD

PID: 003-315-363

PRICE: \$525,000

TAXES (2018): \$1,950.00

LISTED BY: Tom Navratil

HEAT: Baseboard, Wood Stove

AGE: 1970

250-537-7815

LOT SIZE: 0.55 ac

WATER: Co-Operative

ZONING: Residential

LEVELS: 2

WASTE: Septic Tank

POSSESSION: Subject to Tenancy

TOTAL FINISHED AREA: 1,100 sq. ft.

BEDROOMS: 3

BATHROOM: 1.5

MAIN LEVEL: 980 sq. ft.

LOWER LEVEL (FINISHED): 120 sq. ft.

LIVING ROOM: 15 x 17

BATHROOM: 2 pc

DINING ROOM: 11 x 9

BEDROOM: 12 x 9

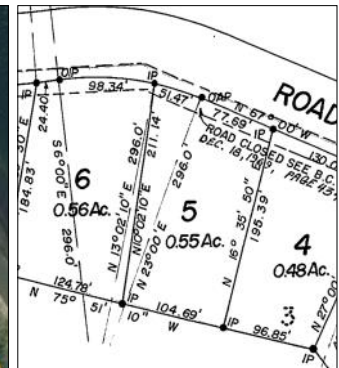
KITCHEN: 8 x 10

BEDROOM: 10 x 10

LOWER LEVEL (UNFINISHED): 860 sq. ft.

BATHROOM: 4 pc

BEDROOM: 10 x 11



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.