

# Totally Renovated and Upgraded, Like New!



This is a very special opportunity. Like new! Totally renovated and updated 14 foot wide 1980 mobile moved onto the property in 2018, 2 bedrooms, 4 pc bath, stainless steel appliances, W&D & lots of living space! All new in 2018: new kitchen, new bathroom, new flooring & most inside walls, new roof & septic, new well (artesian, 15 GPM), new insulation in ceilings & spray foam under floors, all plumbing replaced with Pex, new Hot Water tank, new fence, new pump house & equipment & more. The home is set on a smaller easy-maintenance level lot with a year round creek at the back of the property forming a lovely little estuary. Just move in and enjoy, play or plant your garden if you wish. All improvements done with permits & Occupancy Permit. Just like a townhome except without the strata fees and with some land to play on! Ideal for a young couple or a small family, or for a retirement! Located close to Fulford and about 10 min from Ganges, among the farms in Burgoyne (Fulford) Valley.

**\$359,000**  
**MLS # 408284**



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**ADDRESS:** 2204 Fulford Ganges Road, Salt Spring Island, B.C.

**LEGAL DESCRIPTION:** Lot , Plan VIP, Section , Range , SSI, CD

**AGE:** 1980 (completely renovated 2018/19)

**HEAT:** Baseboard

**LOT SIZE:** 0.21 ac

**LEVELS:** 1

**TOTAL FINISHED AREA:** 750 sq. ft.

**TAXES (2018):** \$397.00

**PID:** 005-865-808

**WATER:** Well: Artisan (15 gpm)

**WASTE:** Septic System (new)

**BEDROOMS:** 2

**MLS #:** 408284

**PRICE:** \$359,000

**LISTED BY:** Tom Navratil  
250-537-7815

**ZONING:** Residential

**POSSESSION:** TBA

**BATHROOM:** 1

**MAIN LEVEL:** 750 sq. ft.

**LIVING:** 12 x 14

**DINING:** 6 x 6

**KITCHEN:** 8 x 10

**MAST. BEDROOM:** 10 x 11

**BEDROOM:** 10 x 8

**ENSUITE:** 4 pc

