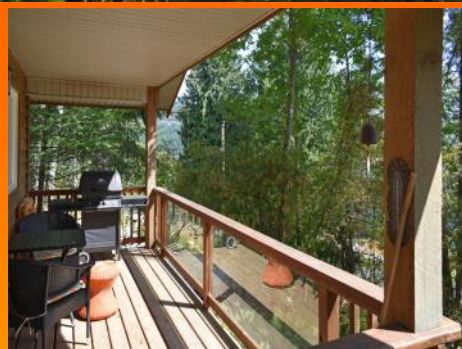


# Beautiful Semi-Waterfront Package!



Quality built 2001 one level home is located in the privacy of the upper part of the lot while the lower portion of the lot is wide open with a grassy field and spectacular view toward Reginald Hill, Russel Island and Mt. Baker. The lovely and well designed open concept home features 2 bedrooms, 2 full bathrooms (4 pc ensuite), hardwood floors, vaulted wood ceilings, bright spacious kitchen with laundry alcove, large windows facing the view and a cozy covered deck for year round use. There is dry storage in the crawl space with concrete skim coat and a garden shed. On a good well with excellent water. The access to the beach has to be rebuilt, it is currently closed. Roland Road is a quiet rural lane with only a handful of homes beyond this property. About 7 minutes from Fulford ferry and less than 20 min from Ganges, marinas and all amenities. **BY APPOINTMENT ONLY**, please do NOT walk or drive up the driveway without appointment with your Realtor.

**\$785,000**  
**MLS 413971**



**Tom Navratil**  
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**ADDRESS:** 282 Roland Rd,  
**LEGAL DESCRIPTION:** Lot 3, Plan VIP19180, Section 41, SSSI, CD  
**PRICE:** \$785,000  
**HEAT:** Baseboard, Wood Stove  
**LOT SIZE:** 0.69 ac  
**POSSESSION:** Subject to Tenancy  
**TOTAL FINISHED AREA:** 1,100 sq. ft.

**MLS #: 413971**  
**TAXES (2018):** \$2,950.00  
**PID:** 003-677-168  
**WATER:** Well  
**LEVELS:** 1  
**BEDROOMS:** 2

**AGE:** 2001  
**LISTED BY:** Tom Navratil  
250-537-7815  
**ZONING:** Residential  
**WASTE:** Septic System  
**BATHROOM:** 2

**ENTRANCE:** 3 x 7  
**KITCHEN:** 9 x 10  
**BEDROOM:** 10 x 11

**MAIN LEVEL:** sq. ft.  
**LIVING ROOM:** 19 x 12  
**MAST. BEDROOM:** 14 x 10  
**BATHROOM:** 4 pc

**DINING ROOM:** 9 x 8  
**ENSUITE:** 4 pc  
**SEPARATE STORAGE:** 100 sq. ft.

