

Luxury Bayside Townhome



In designing these light filled luxury townhomes, the Architect has met the demands of the discerning West Coast buyer. Expansive windows, skylights, soaring ceilings, and superb natural finishing materials satisfy aesthetically. Lush native plantings and zero lawn landscaping minimize water requirements. The 3 bedrooms (each with ensuite) plus mezzanine office are nicely separated for maximum privacy. The ocean view over Ganges Harbour offers ever-changing marine vignettes from two sun decks. Superb afternoon light and total privacy are enjoyed in the beautifully landscaped back patio. Leave your car in the garage and walk or bike to local shops, restaurants and float plane.



\$585,000

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ADDRESS: #6—115 Upper Ganges Road, SSI
LEGAL DESCRIPTION: Strata Lot 6, Rng 3E, NSSI, Strata Plan VIS5635
TAXES (09): 2,638
WATER: Community
LEVELS: 3+
ROOF: Concrete
BEDROOMS: 3
HEATING: Electric baseboard, floor radiant, electric fireplace
STRATA FEES: \$187.09/month
SEWER: Community
TOTAL AREA: 1,645 Sq. Ft.
EXTERIOR: Hardy Board
BATHROOMS: 3

MLS #: 269848
PID #: 026-333-881

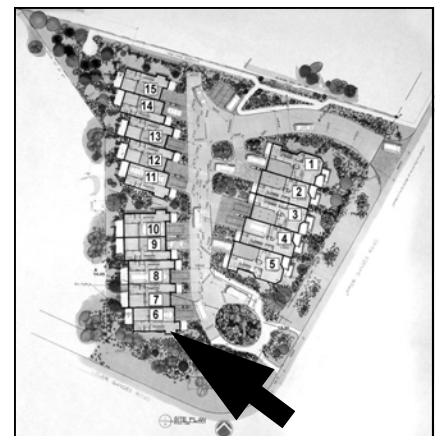
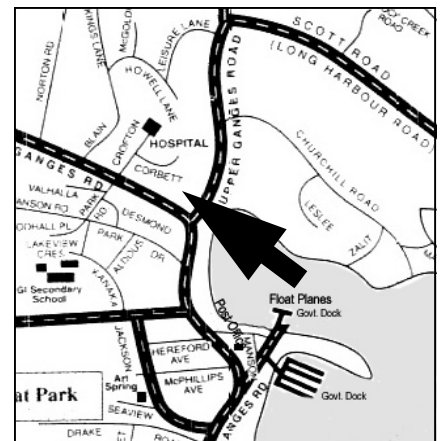
LEVEL 1: 450 Sq. Ft.
ENTRANCE: 8 x 11
BEDROOM: 11 x 12
BATHROOM: 3 Piece

LEVEL 2: 765 Sq. Ft.
LIVING: 14 x 20
BEDROOM: 11 x 13
DINING: 9 x 10
BATHROOM: 4 Piece
KITCHEN: 9 x 10
Balcony and Patio access

LEVEL 3: 330 Sq. Ft.
MASTER BEDROOM: 13 x 17
BATHROOM: 4 Piece

LEVEL 4: 100 Sq. Ft.
MEZZANINE/DEN: 10 x 10
Balcony access

PRICE: \$585,000
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* Above information is believed to be true, Macdonald Realty Salt Spring assumes no responsibility for its accuracy.