

■ ■ ■ *Perfect Retirement or Family Home* ■ ■ ■

Now Priced at 395,000



This tidy and updated one level, 2 bedroom, 2 bathroom plus office home is conveniently located in the Vesuvius area, and is serviced by piped water. The driveway is gated; there is an existing detached outbuilding; an attached double car garage and ample parking. The 0.85 acre lot features a private and fenced back garden with established landscaping. This is the perfect retirement or family home as it is in move-in condition and just a stroll from the park and the beach.



**KELLY REGEN**

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101 - 170 Fulford Ganges Road

Salt Spring Island, BC, V8K 2T8

  
**MACDONALD  
REALTY**  
SALT SPRING ISLAND

**ADDRESS:** 106 Broadwell Road, Salt Spring Island  
**LEGAL DESCRIPTION:** Lot 1, S8 & 9, R2W, NSSI, CD, Plan 24809  
**LOT SIZE:** 0.85 Acre  
**WATER:** Piped  
**LEVELS:** 1  
**ROOF:** Asphalt Shingle  
**BEDROOMS:** 2  
**HEATING:** Electric baseboard

**MLS #:** 290089  
**PID #:** 002-827-468  
  
**YEAR BUILT:** 1989

**TAXES (11):** \$2,070  
**WASTE:** Septic  
**TOTAL AREA:** 1,495 Sq. Ft.  
**EXTERIOR:** Wood  
**BATHROOMS:** 2

**MAIN LEVEL:** 1,495 Sq. Ft.  
**ENTRANCE:** 9 x 5  
**KITCHEN:** 16 x 14  
**MASTER BEDROOM:** 14 x 12  
**BEDROOM:** 11 x 10

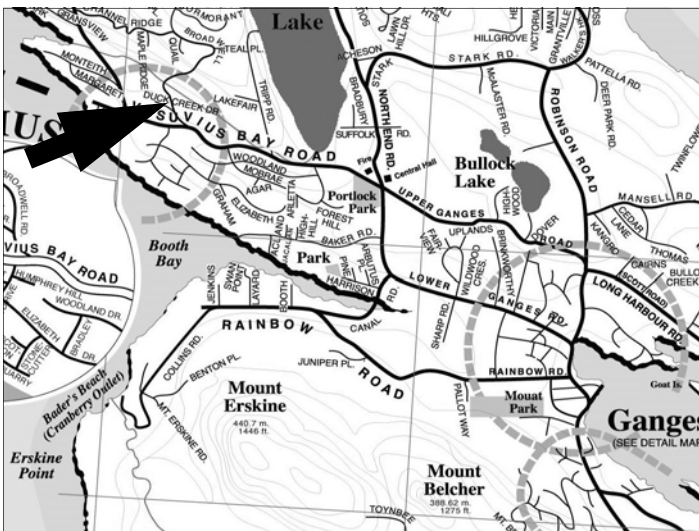
**LIVING:** 14 x 20  
**DEN:** 10 x 10  
**ENSUITE:** 3 Piece  
**BATHROOM:** 4 Piece

**DINING:** 10 x 15

**PRICE:** \$395,000  
**LISTING SALESPERSON:** Kelly Regen, Macdonald Realty Salt Spring  
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**POSSESSION:** TBA  
**PAGER:** 1.800.537.1201



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