

Spacious Family Home

Well maintained home featuring close to 3000 Sq Ft of living space. Views looking out over Ganges Harbour, Southern Gulf Islands, and as far as Mt Baker. Home has fully renovated inlaw suite , with its own entrance. Fully fenced yard with paved driveway, mature landscaping, rock walls and gorgeous blue spruce fir tree.

\$469,000



Derek Topping
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or Toll Free: **1-800-731-7131**
Email: derekt@islandnet.com
RE/MAX Salt Spring

SELLER: TYSON & MICHELIN

ADDRESS: 331 CUDMORE RD

LEGAL DESCRIPTION: Plan22751 , Lot 4, Sec. Rng , NSSI, LD 16

DPA: 6

TAXES(08): \$2,841

WATER: Municipal

EXTERIOR: Wood

ZONING: Residential

LOT SIZE: 0.54 Acres

WASTE: Septic

ROOF:Asphalt Shingle

MLS: 254011

PID# 003-181-359

YEAR:1970/Renovated

HEATING: Baseboard,
Wood Stove

BEDROOMS: 4

BATHROOMS: 2

TOTAL AREA: 2966 Sq. Ft.

LOWER LEVEL: 1249 Sq. Ft

LIVING ROOM: 22 x 16

BEDROOM: 10 x 12

LAUNDRY: 13 x 6

KITCHEN: 12 x 7(Wiring & Plumbing only

BATHROOM: 4

MASTER BEDROOM: 12 x 12

MAIN FLOOR: 1717 Sq. Ft

LIVING ROOM: 24 x 18

BEDROOM: 11 x 12

MASTER BEDROOM: 21 x 12

DINING ROOM: 12 x 11

BATHROOM: 4

ENTRANCE: 12 x 7

KITCHEN: 20 x 13

Please note: All measurements are approximate. Buyer should confirm measurements if important to them.



PRICE: \$ 469,000

S.COMM.:D & BA

TERMS: PAOF

LISTING SALESPERSON: Derek Topping

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* Above information is believed to be true, RE/MAX Salt Spring assumes no responsibility for its accuracy.