



Morningside Serenity



Marketed By:
Phyllis Bolton & Anne Miller
Bus: 537-5553

Toll Free: 1-888-608-5553

164 Fulford-Ganges Road,
Salt Spring Island, BC V8K 2T8

Fax (250) 537-4288

email: phyllisbolton@telus.net or

anne.miller@telus.net

Web site: www.realestatesaltspring.ca

This newly renovated, cosy house is tucked away in the trees, creating a quiet, private and sunlit dwelling. This 3 bedroom home has a ground level sunroom, a sunny eating area and a convenient office nook plus 2 brand new decks. It has been tastefully designed with several woods including cedar siding, fir flooring in the sunroom, cedar ceilings and beautiful bird's eye maple cabinetry. Set on 1.56 acres and only minutes to great Morningside beaches and Fulford Village.

\$459,000

MLS: 256766

ADDRESS: 252 Morningside Road

LEGAL DESCRIPTION: Plan 31406, Lot D, LD 16, Section 53, PID: 001-163-299

PRICE: \$459,000

SELLING COMM: D&BA

LISTING SALESPERSON: Phyllis Bolton & Anne Miller

PHONE: 537-5553

TAXES (08): 2,611.73

YEAR BUILT: 1986

HEATING: Elec/Wood

WASTE: Septic

TERMS: P.A.O.F.

ROOF: Metal

D.P.A.: 1

LEVELS: Two

LOT SIZE: 1.56 Acres

EXTERIOR: Wood

WATER: Community

TOTAL AREA: 1,762 Sq. Ft.

Main Floor 840 Sq. Ft.

LIVING ROOM: 12' x 20'

BATHROOM: 3 Pce.

DINING ROOM: 12' x 6'

OFFICE/DEN: 11' x 11'

KITCHEN: 12' x 6'

Lower Floor 912 Sq. Ft.

MSTR BEDROOM: 13' x 11'

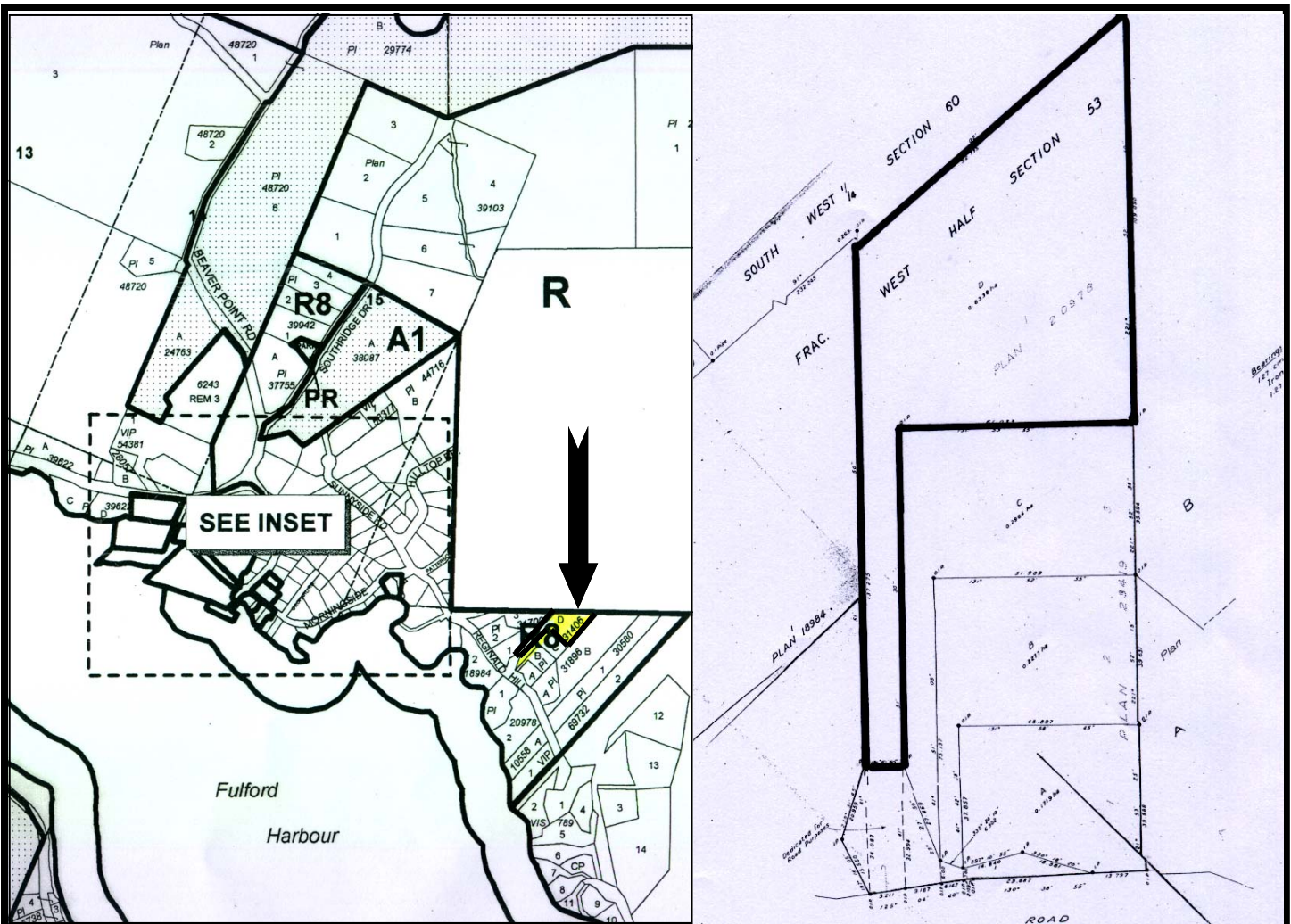
BATHROOM: 4 Pce.

BEDROOM: 12' x 11'

FAMILY ROOM: 18' x 12'

BEDROOM: 12' x 11'

REMARKS: Property is tenanted and 24 hours notice is required.



* Above information is from sources believed to be reliable but should not be relied upon without verification. Pemberton Holmes assumes no responsibility for its accuracy *