



MARILYN BALL
REAL ESTATE

Saltspring Island Acreage Dream

BEAU'S FARM. A dream of 3.6 beautiful acres fed by clean, bountiful spring water (Lab said it was the cleanest ever seen). This centrally located and charming storybook farm with whitewashed buildings, farm stand, 18 chicken coops, power gate, root/wine cellar, barn, horse paddock, art studio/well house etc, is as picturesque as practical; featuring a new generator, lovely pond and floating dock, custom stonework, a covered deck and immense patio for Luxe farm-to-table dinners! The interior has been completely reimagined with designer touches such as all-new flooring, beautifully transformed kitchen, spa-style bathroom and so much more. Nothing has been left untouched, including new motorized Hunter Douglas organic fabric blinds of the highest quality. Den could be a third bedroom. Rec room & Gym on lower level built to the same high standards. Gym equipment is negotiable. Prized and rare zoning allows a second home on the property (Buyer to verify - second meter & septic already in).

Harvest this Beauty soon!



MARILYN BALL
REAL ESTATE

Direct: +1 250-818-6489 Office: +1 250-383-1500
marilyn@marilynball.ca marilynball.ca
3194 Douglas St., Victoria, BC V8Z 3K6

Proudly presenting:
1502 Fulford-Ganges Road
Saltspring Island, BC



GLOBAL
LUXURY

Introduction

Canada's West Coast draws multitudes of people seeking that special West Coast lifestyle, and the idea of ISLAND LIVING on beautiful Salt Spring Island is a dream, desired for refuge, restoration, adventure and creativity. In this real estate offering-unique with its country appeal - you find a 1980 sq. ft., 3-level single-family farmhouse built in 2007, with a 2-bedroom/1-bathroom configuration... SET ON 3.6 ACRES.



This fenced and gated property, centrally located, comes with a horse paddock, fenced garden area, in-ground root/wine cellar, and chicken coop, making it the perfect property for hobby farming.

Arrival at the Property



Salt Spring Island is both a popular tourist and retirement destination where you can immerse yourself in both land and sea offerings steeped in nature. You are fully aware of this as you drive down country roads flanked with greenery and a variety of captivating views.

This acreage on Fulford-Ganges Road is surrounded by tree varietals providing excellent privacy and quietude.



The Acreage



You come to a long L-shape driveway, pass through the electric-controlled gate, notice the numerous farm buildings and fenced enclosures, the large parking area for at least 6 vehicles.

Then you're at a Chic Modern Farmhouse painted white, clad with wood and shingle siding with rock-face foundation and a metal roof. A most lovely country look.



Front Entrance



At the front entry you go up several stairs onto the 9' x 9' front porch with its convenient roofed overhang. The white wood stair and porch rails and porch lighting enhance the entry.

The front door is smart looking in white wood with large glass panel and brass door fixtures.



Open Concept

Inside, the 7' x 8' entryway features wide, light-coloured wood-plank flooring.

An open-concept, kitchen-dining-living room is desired by most buyers today.

The 10'9" x 11'7" kitchen gets your attention quickly with its brightness and clean modern look.



Featured here are the vaulted ceiling, white upper-and-lower cabinetry with brass handles, the brass faucet above the large farm sink, and the brass 4-sconce light fixture above.

Kitchen & Dining Profiles

Also impressive is the mod-looking fan above the propane gas stove, the 2 windows brightening the interior, and the wood-plank flooring. There is plenty of storage and prep space for talented chefs to prepare culinary delights for family and friends.



To the left of the kitchen, the 7'3" x 9'6" dining area gives you a comfortable setting for four.

Again, this space is very bright with the white walls, tall, vaulted ceiling and light-coloured wood-plank flooring.



Covered Balcony



A wood-and-glass balcony door leads out to the spacious 30' x 11' covered balcony. What an ideal outdoor-living space for outdoor dining, sofa and chairs, and barbecue or Farm to Table parties.

The immaculate wood-flooring and sophisticated metal railings are great, as are the views of trees in the background and lower patio in the foreground.



The Living Room Area

Adjacent to the dining room is the 12' x 9'6" living room area with its large window, vaulted ceiling with ceiling fan, and the bright continuation of white walls and wood-flooring. Here you can fit a large sofa, lamp table and coffee table, and your favourite piece of wall-art.



All-in-all, the open-concept kitchen, dining and living areas will be well utilized and enjoyed by you and your family.

Primary Bedroom

This beautiful country home features a massive 27' x 12' primary bedroom. You walk up the carpeted stairway with its elegant oak-and-black iron railing, and head to the main bedroom which boasts a lovely, vaulted ceiling and oak floors.



You take in the 2 windows with their cut-glass insets in amber, then the triple transom window above the bed. There is plenty of room here for a king bed, night tables, chests of drawers and loveseat and chairs. Two large closet built-ins give you plenty of space for all your wardrobe needs.

Second Bedrooms & more



And there is a large storage space at the back of these closets.

A second Bedroom/Den (12' x 8') is located on the main level just to the left of the entryway. It features a window and lovely wood-plank flooring.

Adding to these 2 bedrooms is a third option for a bedroom in the 30' x 10' loft area.

Here again you have the vaulted ceiling, 2 transom windows, room for bed, night tables, chest of drawers and chair. There is a built-in storage area to the right. The floor is nicely carpeted and there is a ceiling fan above. This home's beautiful upper floor sprawls out to 660 sq. ft. of great space.



Designer Bathroom

At the right of the entryway, you discover the 5-piece bathroom. The vanity is large, rustic in design, and it features a white stone-top, 2 sinks with brass fixtures, and a brass light-sconce between 2 brass-edged, oval-top mirrors. To the right of the vanity is the tiled shower-tub enclosure, and the tiling continues on the wall above the vanity.



A large stacked washer-dryer combo is located in the corner of the bathroom. And the floor is ceramic-tiled. This bathroom is spacious and well-designed.

Lower Floor Options

This country residence offers you 3 floors of comfortable liveability. The lower floor gets your full attention with its massive 28'10" x 18'10" family room, and its 7'6" ceiling height. You can visualize multiple uses for this vast space: media room, home-gym and workout area, room for the band to rehearse, games room and possibly a home-business office space.



Furniture configurations can include sofas or sectional, chairs and tables. You enjoy the brightness from the large windows, pot-and-track lighting, white walls and ceiling, and light-coloured flooring. A striking wood beam spans the length of this super family space.



Patios and Outdoor Spaces

As you step out of this family room you are greeted with sprawling patios and a beautiful outlook on the hobby farm. First is the 34' x 12' covered patio, perfect for lounging and relaxation. Next you continue with a 33' x 26' open patio with pavers stretching out to another gravel patio and a corner pond with year-round waterfall feature.



Family and friends will enjoy this vast outdoor space; so ideal for outdoor activities and games and parties. Here you are surrounded by various farm views, including beautiful rock walls and various trees as a backdrop.

Additional Outdoor Amenities

Living in the country on 3.6 acres is a dream for many home buyers. And this very special, Salt Spring Island hobby farm offers you multiple outdoor amenities and structures. First there is a new hot tub that is smartly sided with a rock wall.



Below this hot tub you discover a beautiful, grotto-like, in-ground root cellar flanked with stonework and black-iron fencing that would make a fabulous wine cellar. Of course, there is a large, fenced-in garden nearby, complete with garden boxes and trellises.



Family Farm Equipment



Budding equestrians will love the fenced horse paddock complete with feed shed. A chicken coop for 18 is a perfect addition for fresh eggs daily.



On this property are several storage-ports for garden equipment and machinery, and a generator shed, and a workshop and lovely art studio (with well equipment). Perfection.



Salt Spring Island Amenities

Salt Spring Island is well-known for its arts-and-crafts community and culture. It's 2 villages, Ganges and Fulford Harbour, offer you a variety of restaurants and coffee shops, art galleries, boutiques and grocery outlets. Don't forget to visit the many Salt Spring Island Vineyards and Tasting Rooms located close to your new home. You will enjoy their beautiful gardens. Also nearby is the Salt Spring Shine Craft Distillery, a family-owned business that crafts its spirits with 100% B.C. honey.



There are numerous outdoor activities to add to your lifestyle when you live on Canada's beautiful West Coast. There's the boating, sailing, fishing, kayaking and simply enjoying the wonderful Island drives and rural and sea vistas. One destination that's very popular for residents is Mount Maxwell Provincial Park, the highest point on Salt Spring. Here you will truly enjoy the 6 km. of hiking trails, spectacular views and picnic lunches. The great outdoors calls loudly here, beckoning West Coast Island living.



WELCOME TO YOUR NEW HOME...
Island Hobby Farm Living at its Best!

Property Statistics

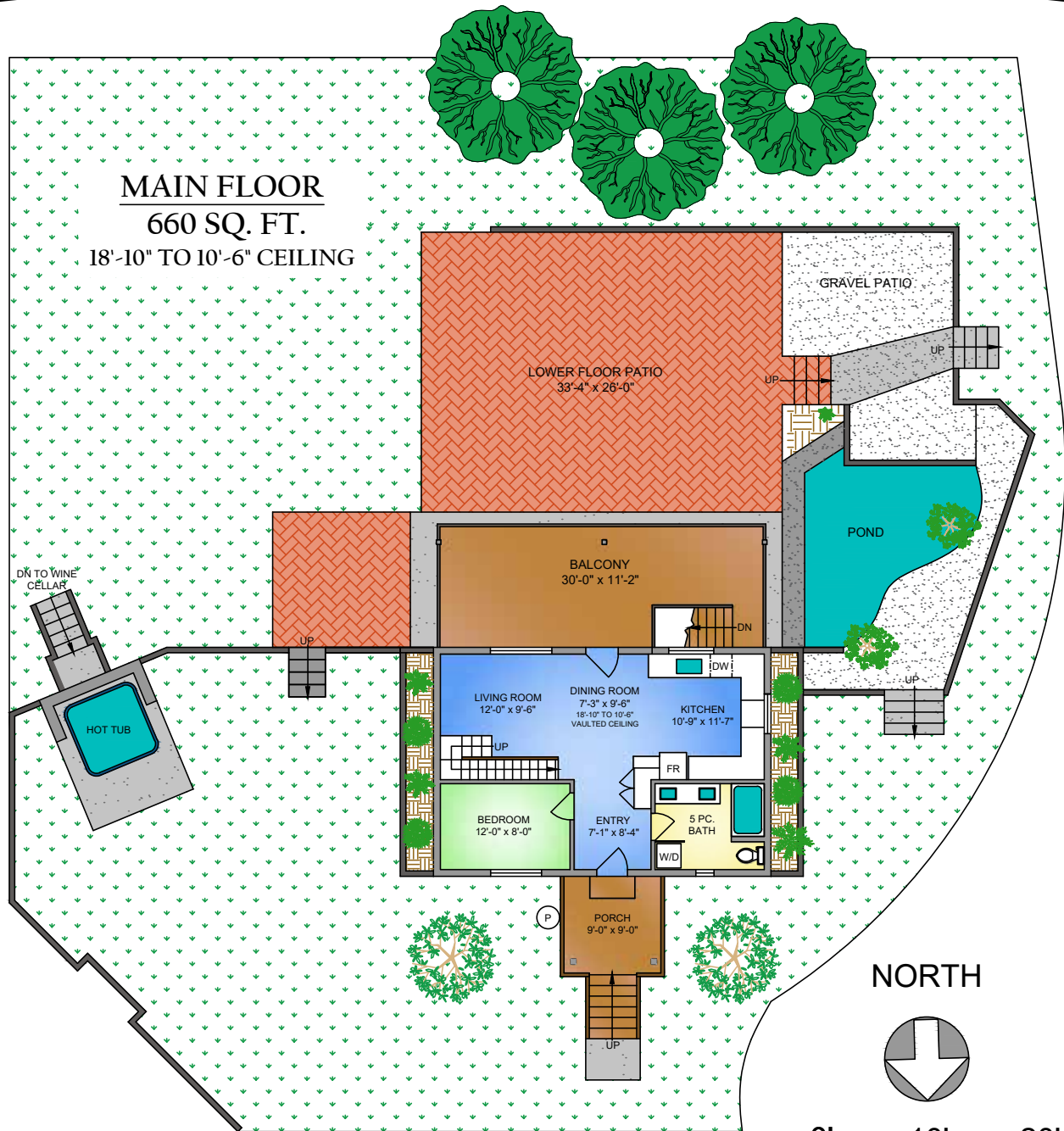
PID: 004-161-181
Plan: VIP4252
Lot: 2
Sec: 78
Land District: 16
Taxes: \$3,534.71 (2022)
Approx. Lot Size: 3.60 Acres
Year Built: 2007
House Area: 2,026 ft²
Main Floor: 674 ft²
Upper Floor: 622 ft²
Lower Floor: 622 ft²
Decks & Patios: 1,276 ft²

Bedrooms: 2
Bathrooms: 1
Kitchens: 1
Flooring: Carpet, Engineered Hardwood
Heating: Electric Baseboard
Fuel: Electric
Roof: Metal
Parking: Double Garage, Shed for Single Car
Water: Drilled Well
Waste: Septic
Additional: Barn, Pond, Well House/Studio, Horse Paddock, Root/Wine Cellar, Storage Shed, Garden Shed, Firewood Shed, Generator, Farm Stand, Chicken Coop



All details, figures and approximate measurements have been obtained from sources deemed to be reliable, but are not warranted or guaranteed to be correct by Coldwell Banker Oceanside Real Estate, or its agents. If information is important, please acquire an independent verification.

Floor Plans



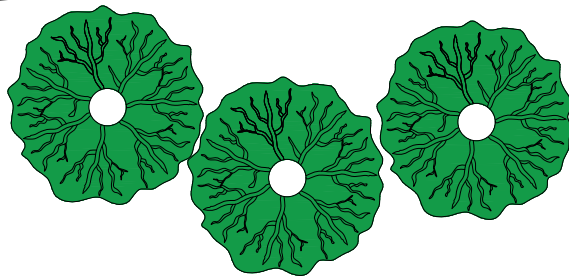
MARILYN BALL
REAL ESTATE



250-884-9753
matt@propermeasure.com
www.propermeasure.com

1502 FULFORD-GANGES ROAD		
MARCH 15, 2023		
PREPARED FOR THE EXCLUSIVE USE OF MARILYN BALL		
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
UPPER	760	
MAIN	660	413
LOWER	660	863
TOTAL	1320	1276

Floor Plans



LOWER FLOOR

660 SQ. FT.

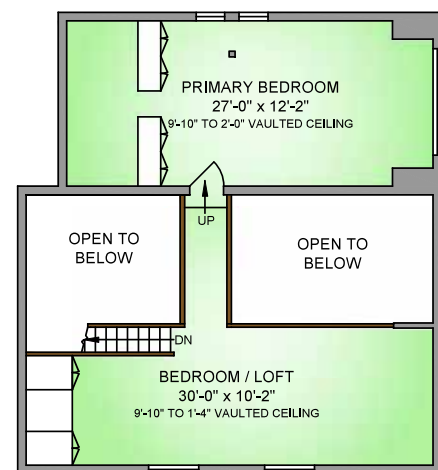
7'-6" CEILING HEIGHT



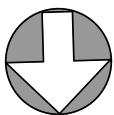
UPPER FLOOR

660 SQ. FT.

9'-10" TO 1'-4" VAULTED CEILING



NORTH



0' 10' 20'
SCALE



MARILYN BALL
REAL ESTATE



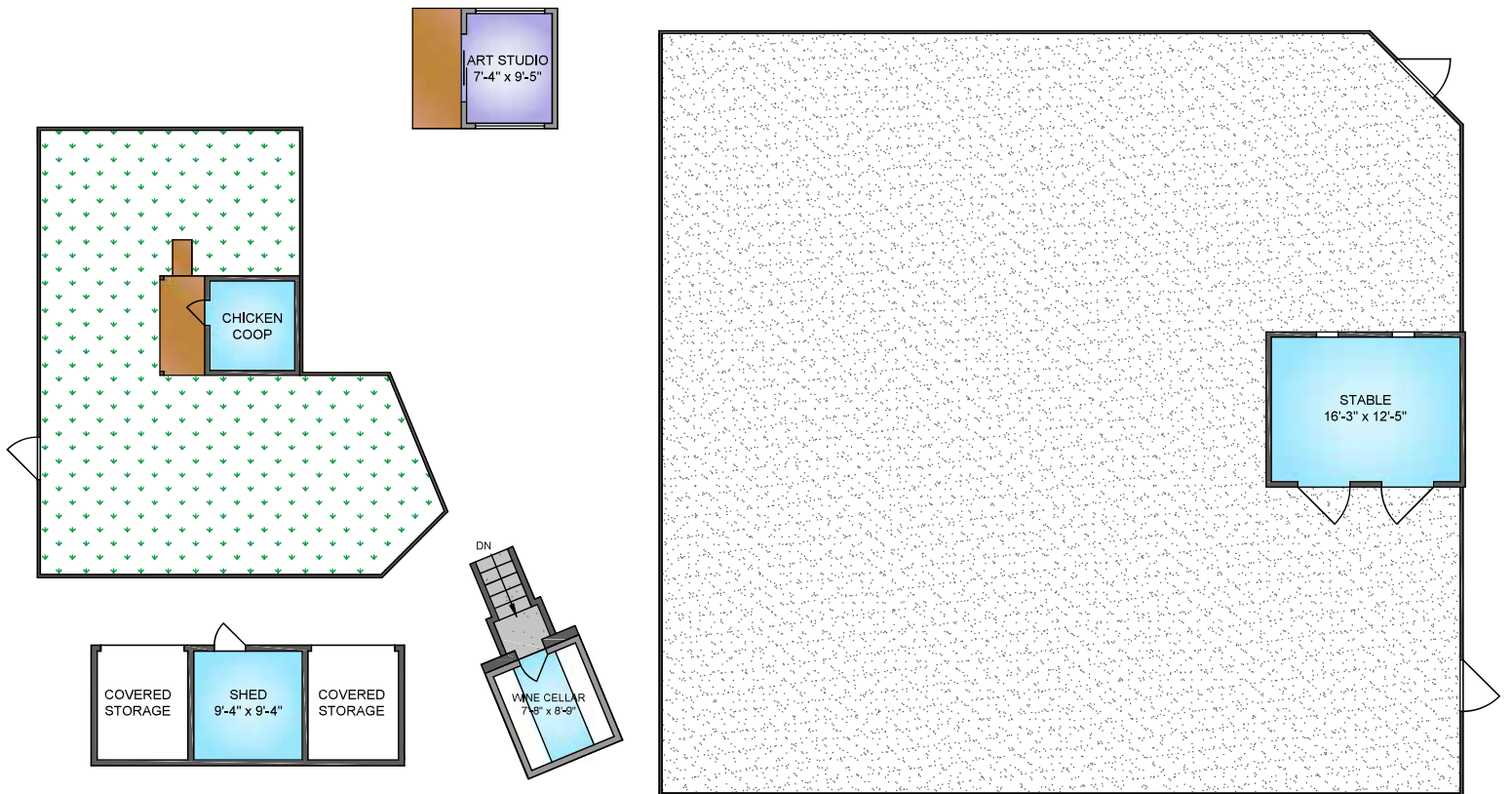
250-884-9753
matt@propermeasure.com
www.propermeasure.com

1502 FULFORD-GANGES ROAD
MARCH 15, 2023

PREPARED FOR THE EXCLUSIVE USE OF MARILYN BALL
PLANS MAY NOT BE 100% ACCURATE. IF CRITICAL BUYER TO VERIFY.

FLOOR	AREA (SQ. FT.)	
	FINISHED	DECK / PATIO
UPPER	760	
MAIN	660	413
LOWER	660	863
TOTAL	1320	1276

Floor Plans



250-884-9753
matt@propermeasure.com
www.propermeasure.com

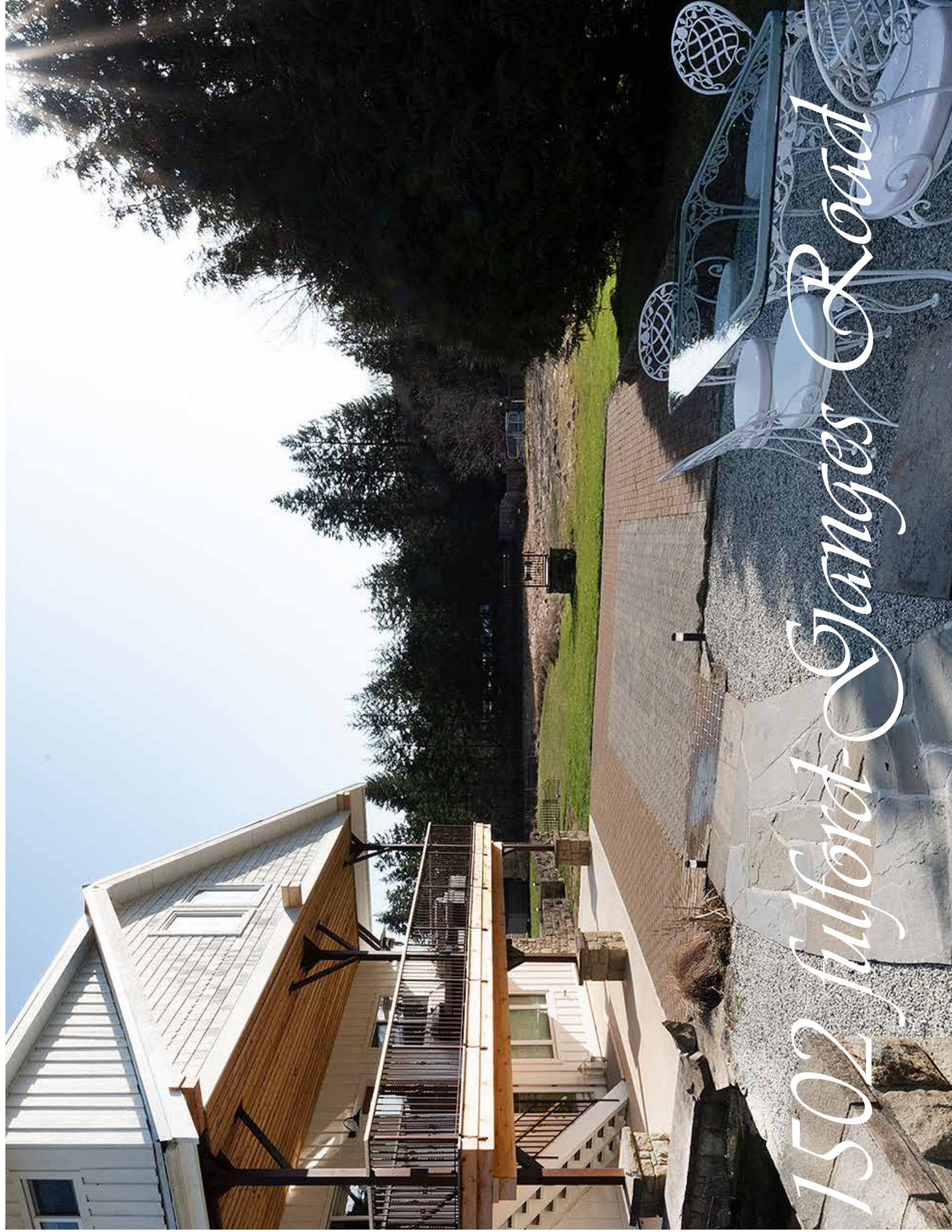


1502 FULFORD-GANGES ROAD	
MARCH 15, 2023	
PREPARED FOR THE EXCLUSIVE USE OF MARILYN BALL	
PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.	
OUT BUILDINGS	AREA (SQ. FT.)
STABLES	228
SHED	280
WINE	86
ART STUDIO	86

Location & Aerial View

1502 Fulford Ganges Rd.





1502 Sulford Ganges Road