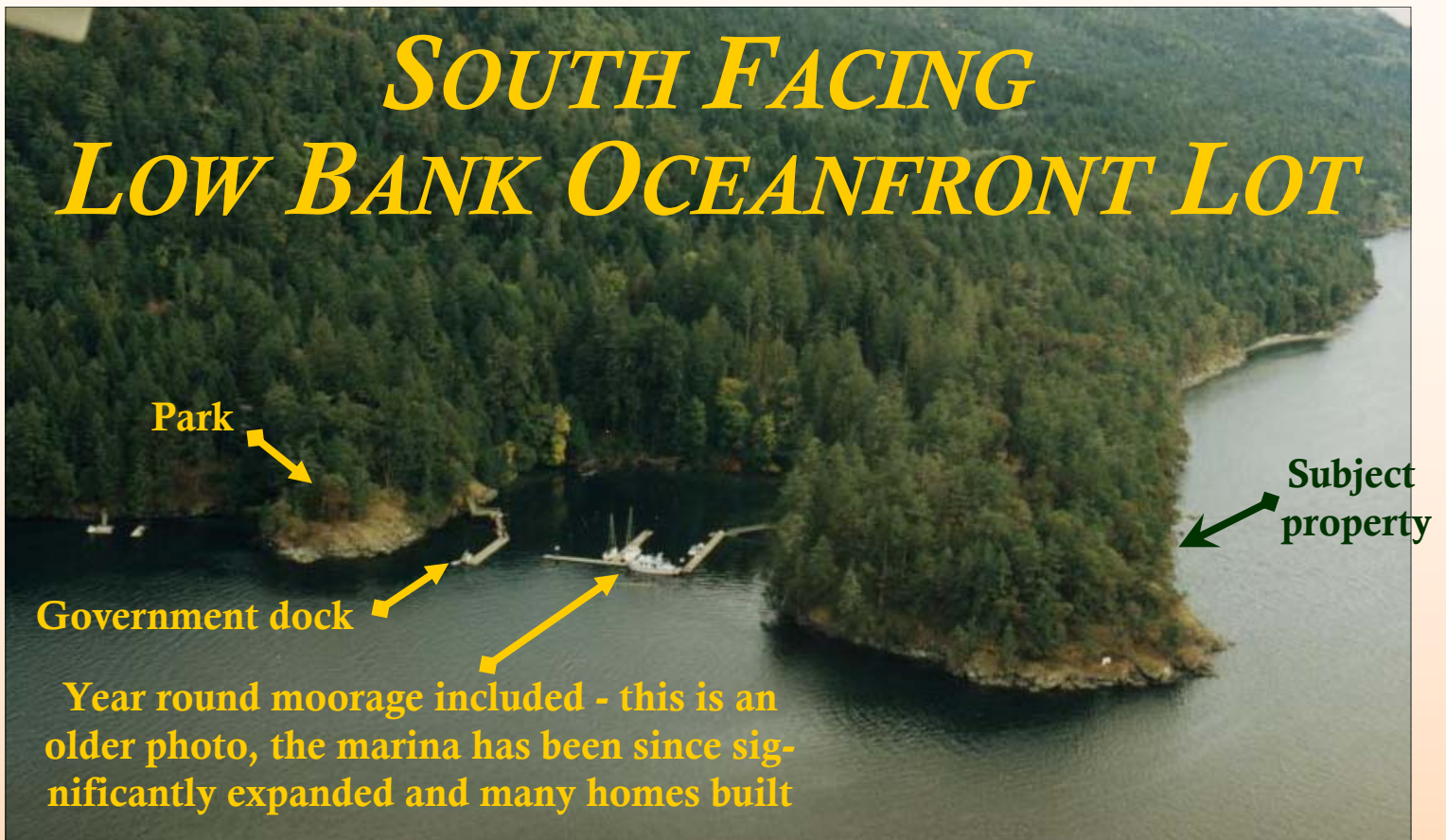


# ***SOUTH FACING LOW BANK OCEANFRONT LOT***



**Year round moorage included - this is an older photo, the marina has been since significantly expanded and many homes built**



*On the pristine west side of Salt Spring. This is one of the nicest lots on Musgrave Landing, gently sloping with spectacular southerly view and sunny exposure. Bare land strata fee of \$700 per year includes year round dock moorage (with power and water), water and sewer services, tennis courts and the use and maintenance of the common land and facilities. Musgrave Landing is about 25 minutes by car from Fulford on Salt Spring Island and a few minutes by boat to communities on Vancouver Island such as Cowichan Bay or Maple Bay. Power, water, sewer and phone at lot line, fast internet and great cell reception available. If coming by boat, there is a government dock in the same cove. If you would like to see the area, the lot or other listings at Musgrave, please call the Listing Agent or your realtor.*

***\$379,000*** *MLS 278345*



**Tom Navratil, Realtor - 250-537-7815**

**[www.saltspringrealestate.com](http://www.saltspringrealestate.com) \* [saltspringhomes@gmail.com](mailto:saltspringhomes@gmail.com)**



Salt Spring Realty Ltd.

1101 - 115 Fulford-Ganges Rd, Salt Spring Island, B.C. V8K 2T9

ADDRESS: Lot 17 Musgrave Landing, Salt Spring Island, B.C.

LEGAL: Lot 17, Plan VIS1453, Section 46, SSSI, Cowichan District

NAME: D. MacLean & L. Douaire

LOT SIZE: 0.44 acres

PRICE: \$ 379,000 Can \$

TAXES 2009: \$ 1,313.94.

WASTE: Sewer

WATER: Community

MORE PHOTOS & info at [www.saltspringrealestate.com](http://www.saltspringrealestate.com)

MLS: 278345

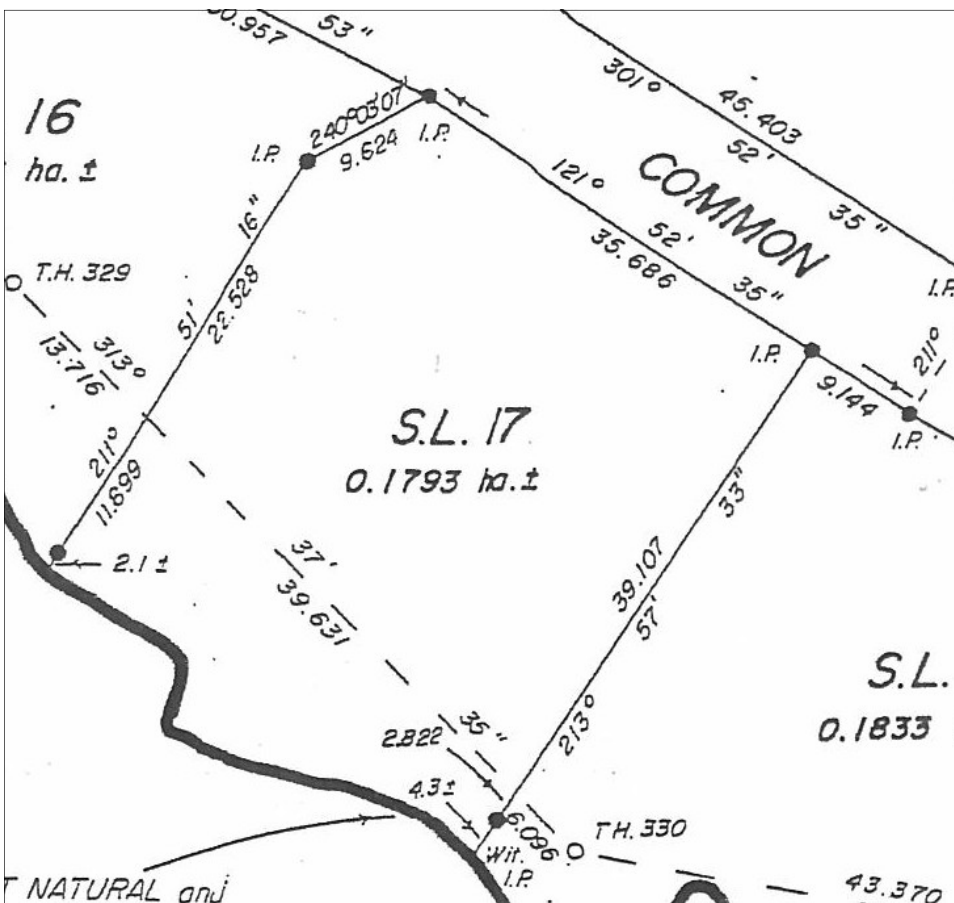
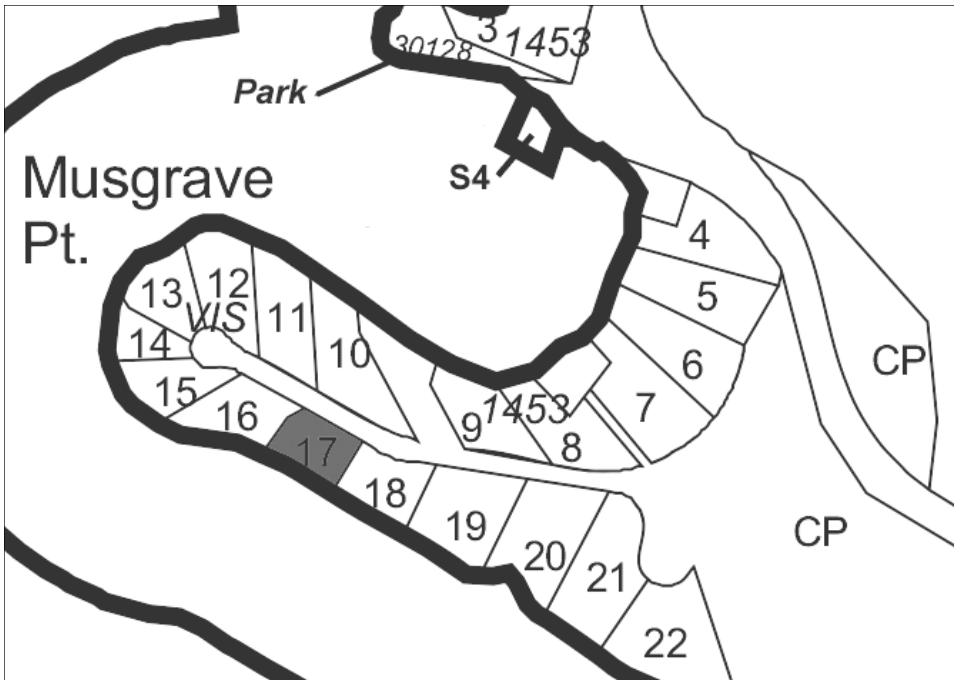
PID: 002-727-358

ZONING: Residential

DPA: 3 (foreshore)

LISTED BY: TOM NAVRATIL

PHONE: (250) 537-7815



\*Above information is from sources believed to be reliable but should not be relied upon without verification. Salt Spring Realty Ltd. assumes no responsibility for its accuracy.