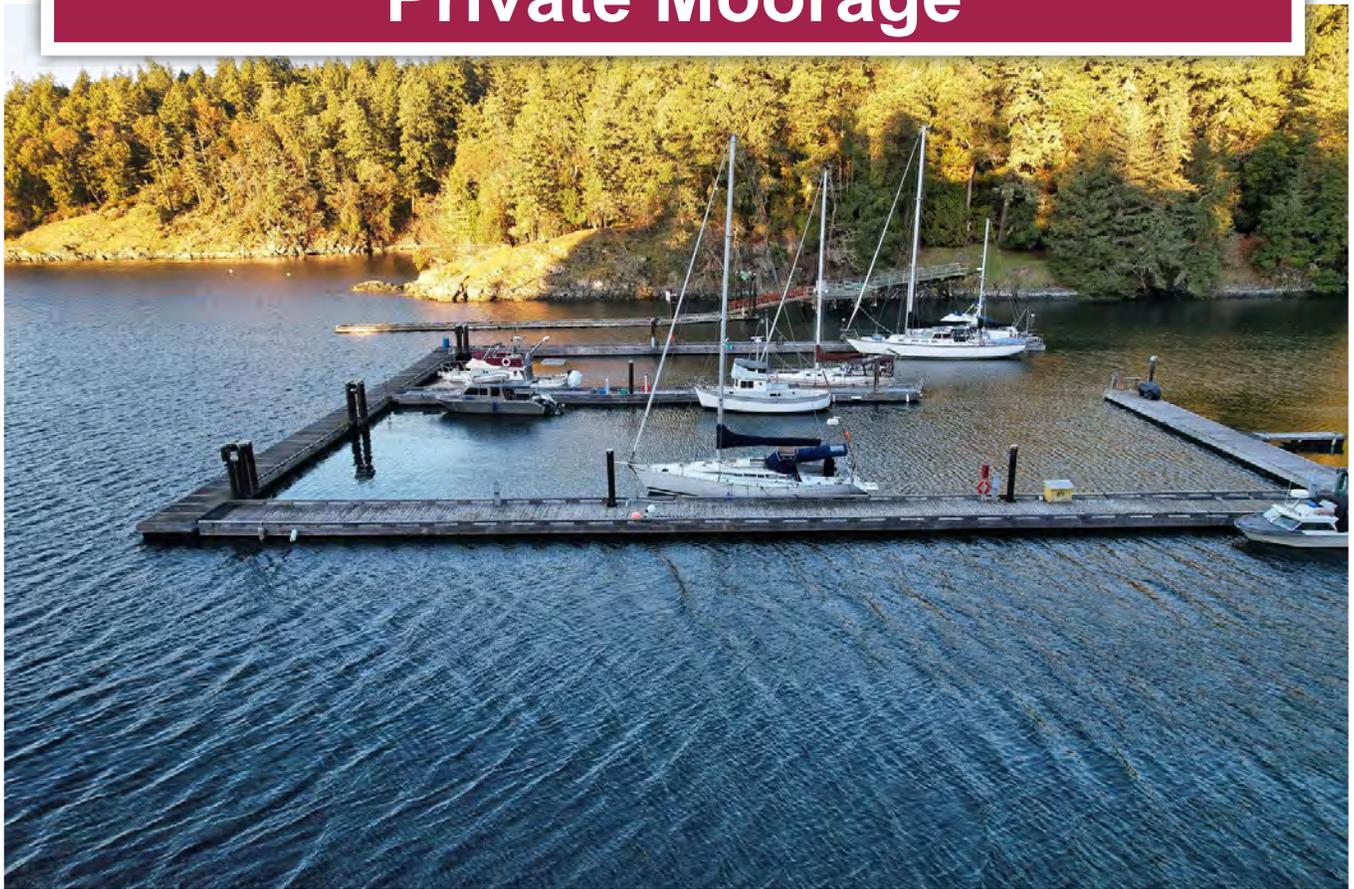




Musgrave Landing Home and Private Moorage



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Musgrave Landing Home and Private Moorage

Salt Spring Island

PROPERTY DETAILS

Listing Number:	23234
Price:	\$1,250,000
Taxes (2023):	\$4,166.45

SIZE

0.46 of an acre ~ 120± ft oceanfront

DESCRIPTION

Musgrave Landing is uniquely situated at the southern end of Salt Spring Island on the west side of the Island.

Stunning oceanfront property that is just under half an acre in size and has approximately 120 ft of waterfront overlooking the private marina. The property is situated on a peninsula where virtually every room in the home has a view of the water.

The 3 bedroom, 2 bathroom home was constructed in 2004. It has approximately 1,900 ft² on the level entry main floor living area, which features an open floor plan with vaulted ceilings, and a generous size bedroom with walk through closet into a shared main floor full bathroom.

The upper floor is a partial open loft looking down over the main floor with a sitting area and another large bedroom with walk-in closet with en suite, including a large soaker tub centred by a picture window overlooking the marina.

The basement or lower level features the third bedroom, mechanical room and an access door to the large single car garage or workshop area. The total square footage of living space is estimated to be approximately 2,430 ft².

The heating system is a heat pump and in the living area there is a nice size Blaze King wood stove for added comfort on cold winter days, added ambiance. Additionally, the entire home is wired for an audio system.

The studio is approximately 10 x 10 ft, 2 x 6 ft construction, and is wired with power and audio and has heat. Situated between the studio and the main home there is a nice little hot tub to soak in as well.

The property is serviced by hydro, community water and community sewer.

The private marina for owners within the development permits owners to have a boat up to 32 ft. Larger boats are permitted as space is available with the Strata's approval. Additionally, the owner has a mooring buoy situated in the adjacent bay. There is also additional moorage for guests and a boat launch for smaller craft.

The Musgrave Landing development also has a community tennis/pickle ball court.

From Ganges, the city centre of Salt Spring Island, it takes roughly 1 hour by gravel Forestry Road to reach Musgrave Landing.



The home has a generator and the panel is wired so that most of the circuits are operational if the power goes out.

The road into town can be a bit tricky in the winter months if there is snow on the ground. A good 4x4 is needed during that time. However, you might find the following as a better option. If you need to go somewhere or need something, jump in your boat and in under 10 minutes on the water you can be at the Marina at Cherry Point or Cowichan Bay on Vancouver Island, where you have access to all the services, amenities and transportation on Vancouver Island. Additionally, the Port of Sydney is roughly 20 minutes by boat, giving you direct access to Victoria's international airport.

The good news is you have options and it's up to you to decide which works best for logistics.

LOCATION

180 Musgrave Place - Salt Spring Island, BC

DIRECTIONS

Contact Listing Agent.

AREA DATA

Salt Spring Island

Salt Spring Island is the largest, most populated (over 10,000 residents), and some might say most popular, of the Southern Gulf Islands. It is located between Vancouver Island and the Mainland in the Strait of Georgia alongside its neighbouring islands of Galiano, Pender, Saturna, Mayne and Prevost. The setting is West Coast Canadian; forested islands, wide meadows and beautiful landscapes surrounded by emerald ocean and wonderful vistas. It is the only Southern Gulf Island with a high school and a hospital.

Salt Spring Island is 27 km (17 miles) long and 14 km (9 miles) wide (74 sq. miles), with 133 km (83 miles) of shoreline. The island attracts visitors and prospective residents with its mild climate and annual sunshine in excess of 2,000 hours.

Artists, farmers, chefs, mechanics, romantics, writers, retirees and dreamers have been drawn to its shores and have recognized it as one of the world's best places to stay. Renowned for its creativity, Salt Spring Island is known as one of North America's best small arts towns and, due to the high demand to live there and limited supply of land offerings, Salt Spring Island holds some of the most desired and priciest real estate on the entire west coast of North America. The famous Saturday Market displays a great cross-section of the high-quality arts and crafts from paintings to pottery, jewellery and clothing, weaving and woodworks.

Mount Maxwell Provincial Park

Mount Maxwell Provincial Park is a day-use only park with one of the highest points on Salt Spring Island called Baynes Peak, which offers amazing views of Vancouver Island, the surrounding Gulf Islands and the mainland of British Columbia. Mount Maxwell Provincial Park shares a common border with Mount Maxwell Ecological Reserve

and Burgoyne Bay Provincial Park, which together create over 1,100 hectares of protected area stretching from mountain top to shoreline and across Burgoyne Bay to the slopes of Mount Bruce.

Mount Maxwell Provincial Park is one of the largest protected areas in the Gulf Islands and includes a mosaic of habitats from estuary to Garry oak ecosystems. Old-growth Douglas fir forest and cliffs serve as important nesting areas for species at risk, including turkey vultures, peregrine falcons and several species of bat. The estuary has three species of salmon and Burgoyne Bay is home to eel-grass beds and seabird populations. Several threatened plant species are protected in the park, including scalepod, Gray's desert parsley, California hedge parsley and elfin moss.

Mount Maxwell Provincial Park offers a number of walking and hiking opportunities with spectacular views. Approximately 6 km of maintained trails all start at the parking lot and range from easy strolls to more demanding hikes. Trails to the north and east travel through wooded areas of old-growth and second-growth Douglas fir. The trail to the west follows along the ridge of Mount Maxwell and links up with the park entrance road approximately 2 km from the parking lot.

RECREATION

Beaches, trails, cycling, hiking, diving, paddle boarding, kayaking, boating, golfing, whale watching, and various art and cultural events.

HISTORY

The name Salt Spring refers to a group of brine pools at the north end of the Island. The First Nations people called it Klaathem. The first group of non-aboriginal settlers arrived in 1859. Fruit growing, dairy farming and logging were the mainstays of the local economy. One successful enterprise was the Salt Spring Island Creamery, which produced

prize-winning butter from 1904-1957. Ferry service began in 1930 when the 20-car Cy Peck began a regular run between the Island and Swartz Bay.

MAP REFERENCE

48°44'54.20"N and 123°32'59.64"W

BOUNDARIES

Please see mapping section, all boundaries are approximate.

SERVICES

Power, telephone, Internet, community water, community sewer.

IMPROVEMENTS

Main home, studio, marina, tennis court.

ZONING

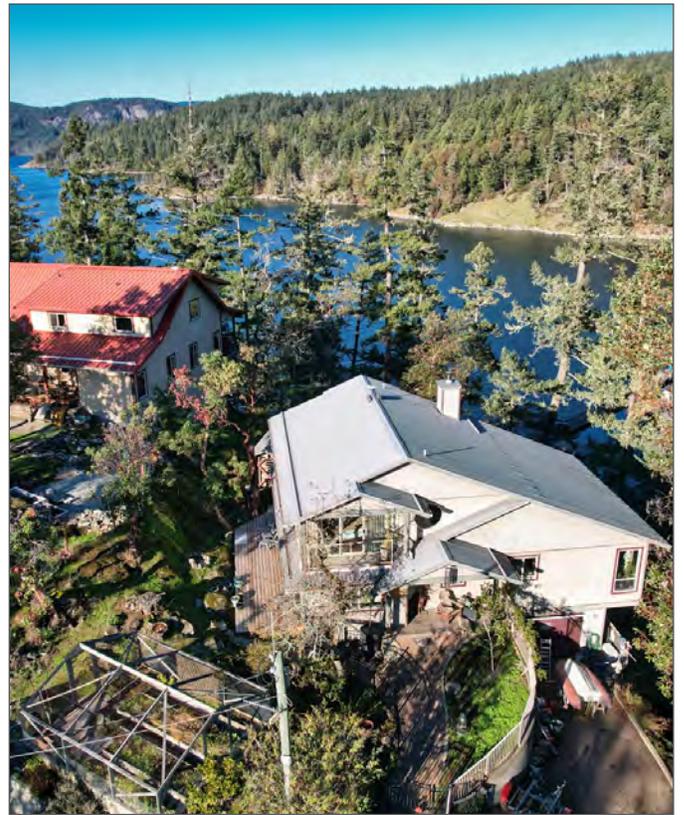
RU1 (Rural Uplands 1)
Islands Trust - Salt Spring Island Land Use Bylaw 355

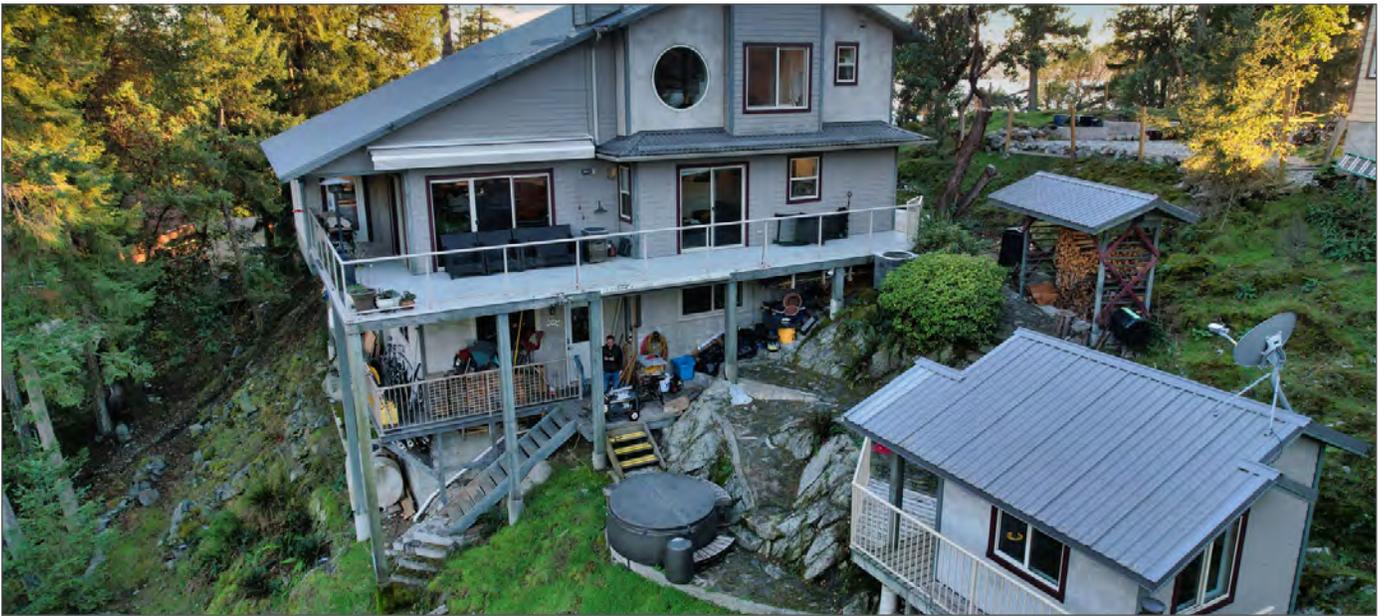
Additional zoning information can be found on the Island Trust website.

LEGAL

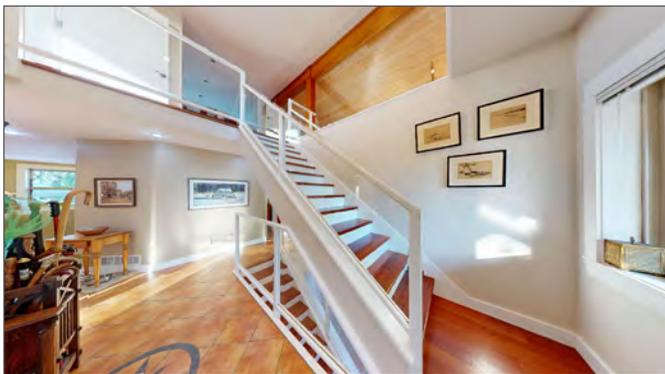
Strata Lot 11, Section 46, South Salt Spring Island, Cowichan District, Strata Plan 1453 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

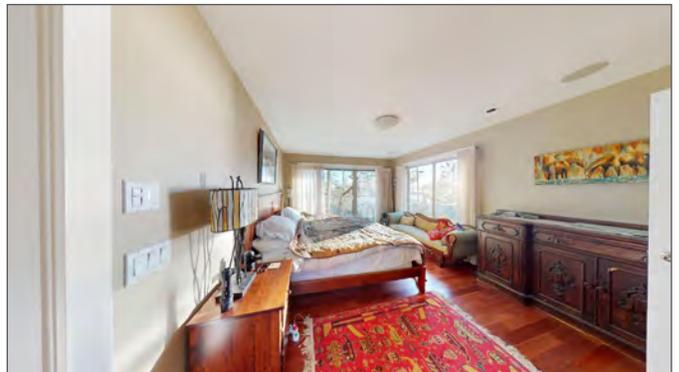
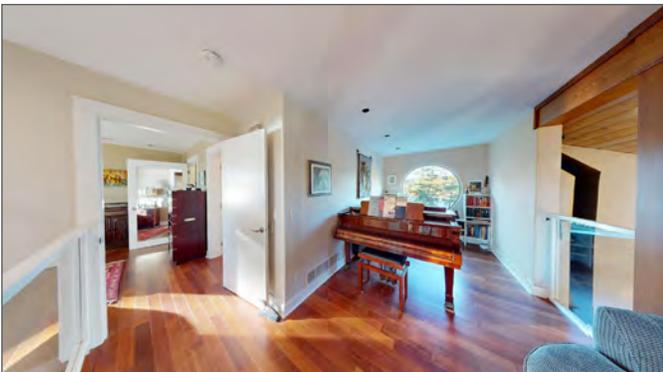
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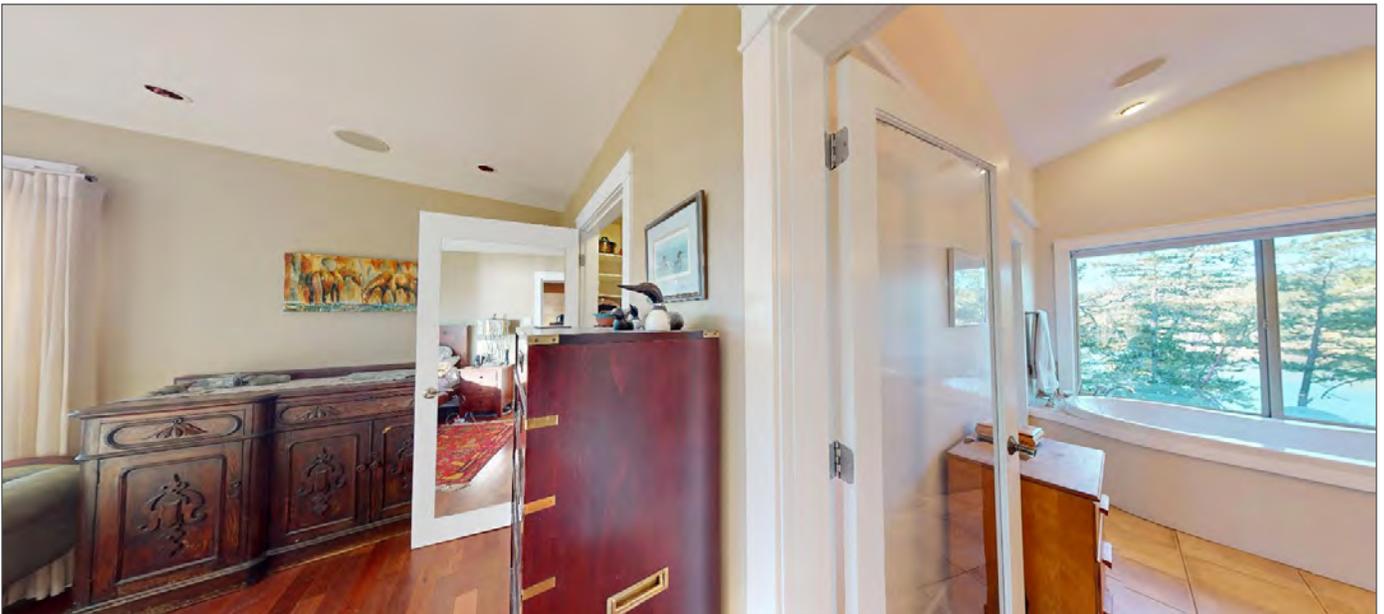


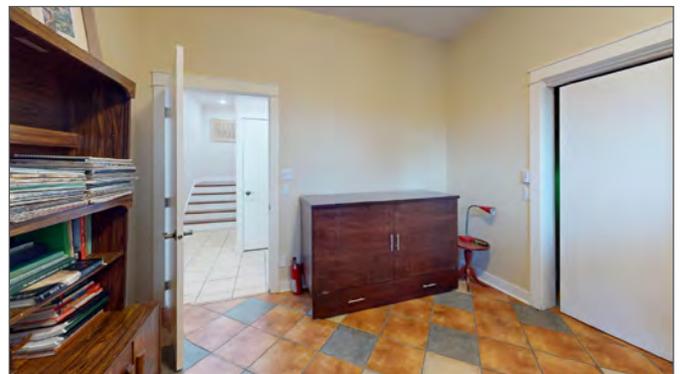
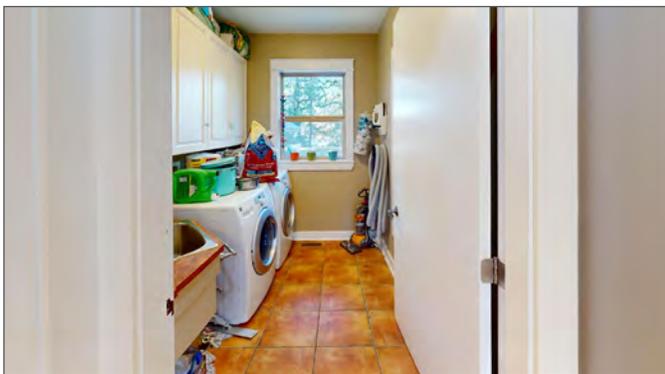


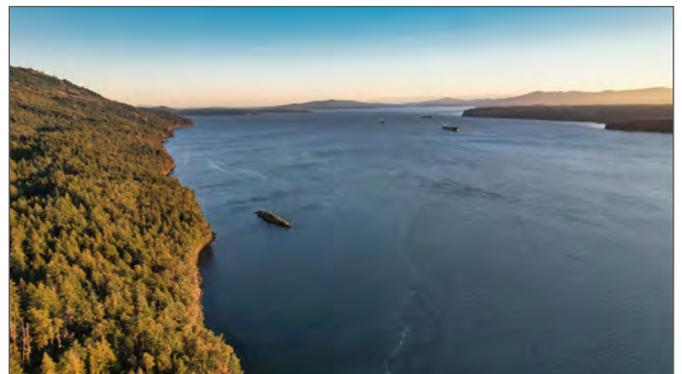
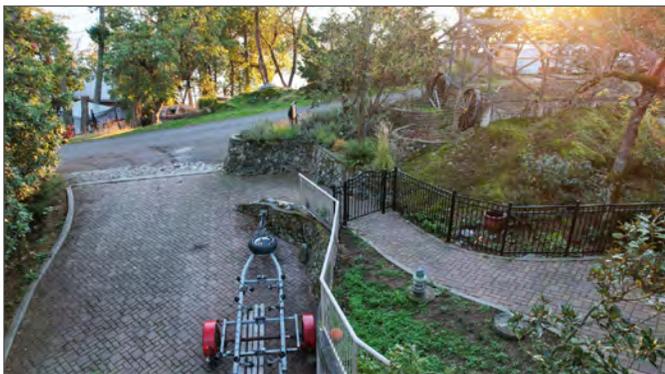




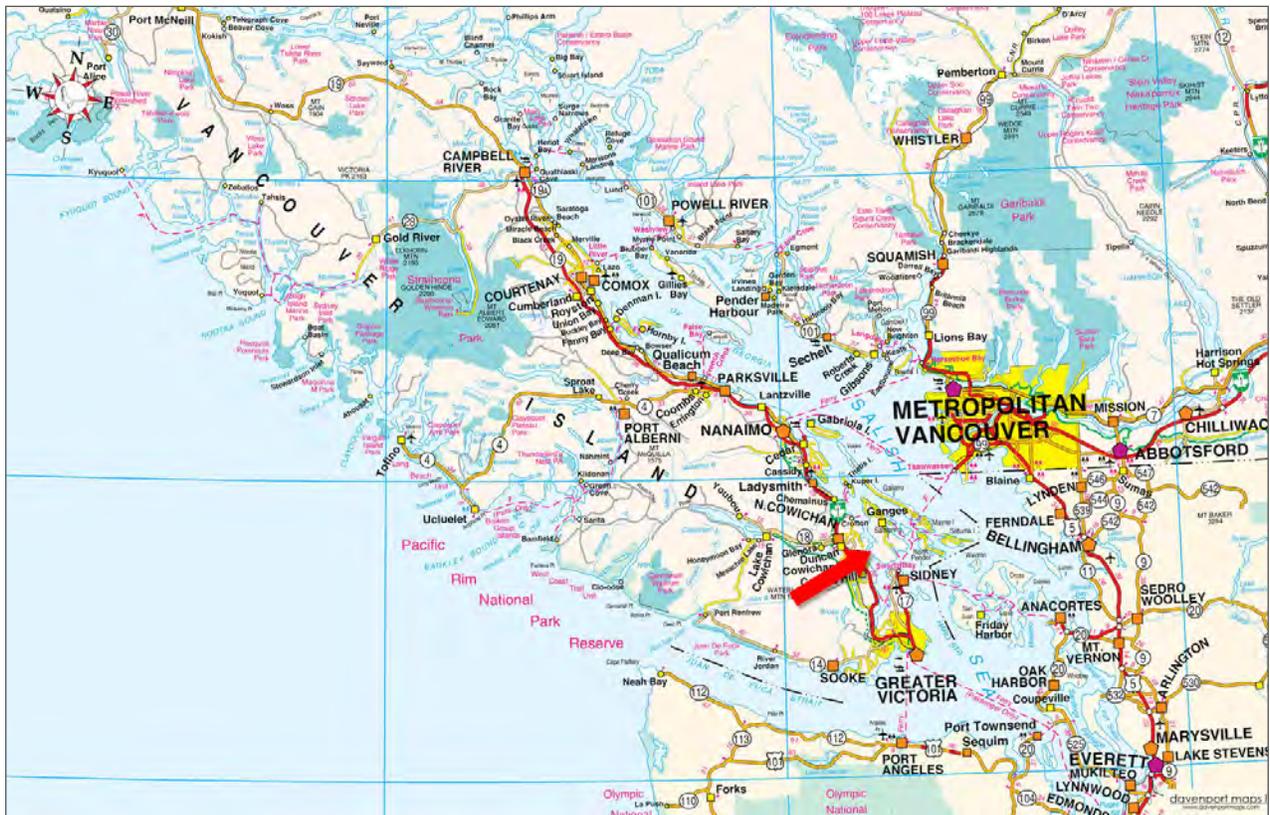
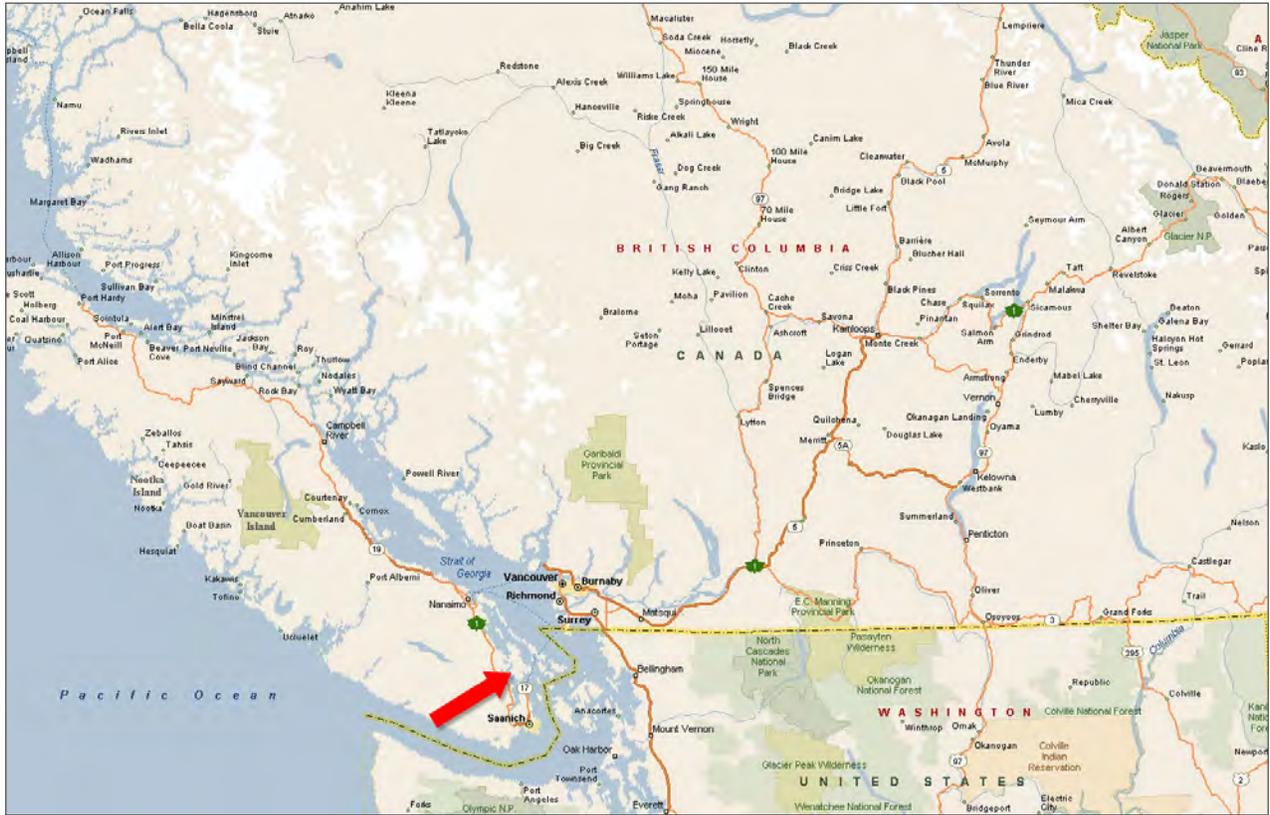


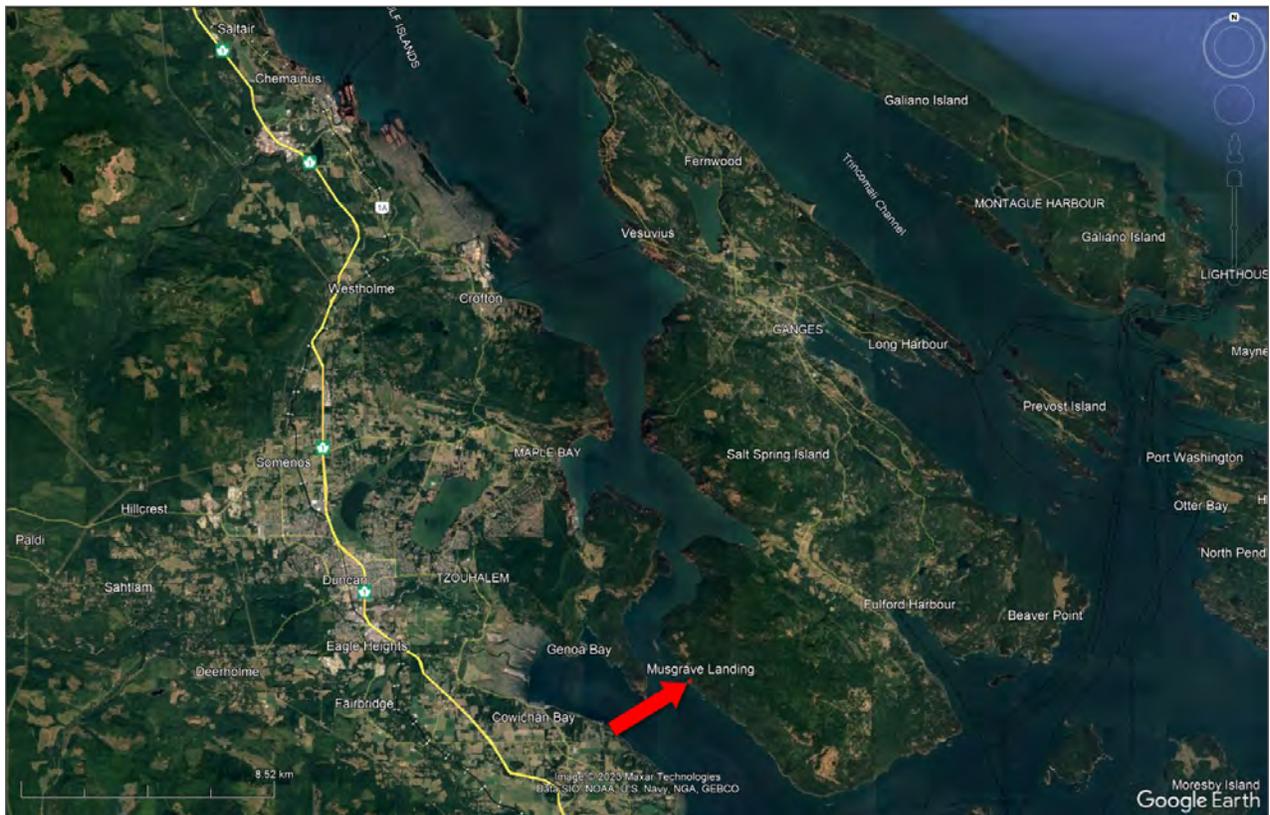
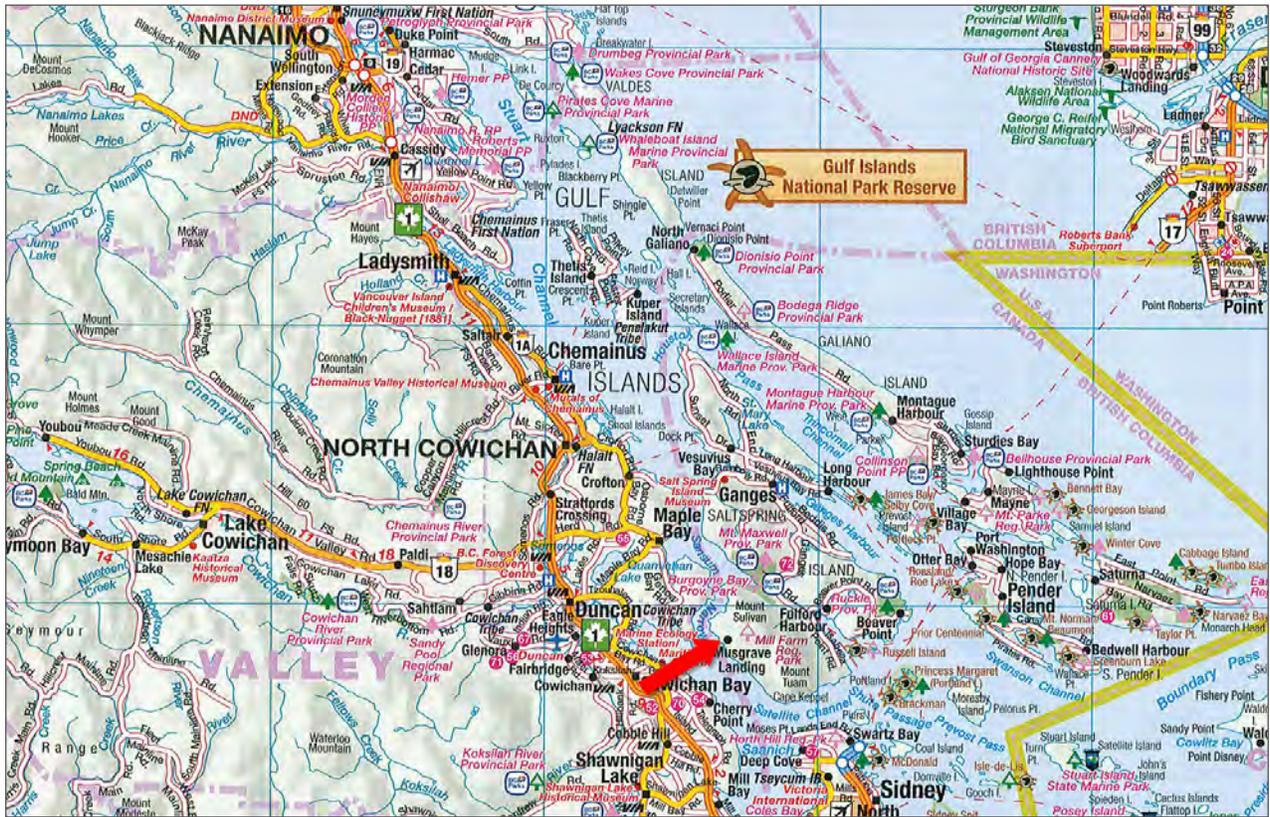


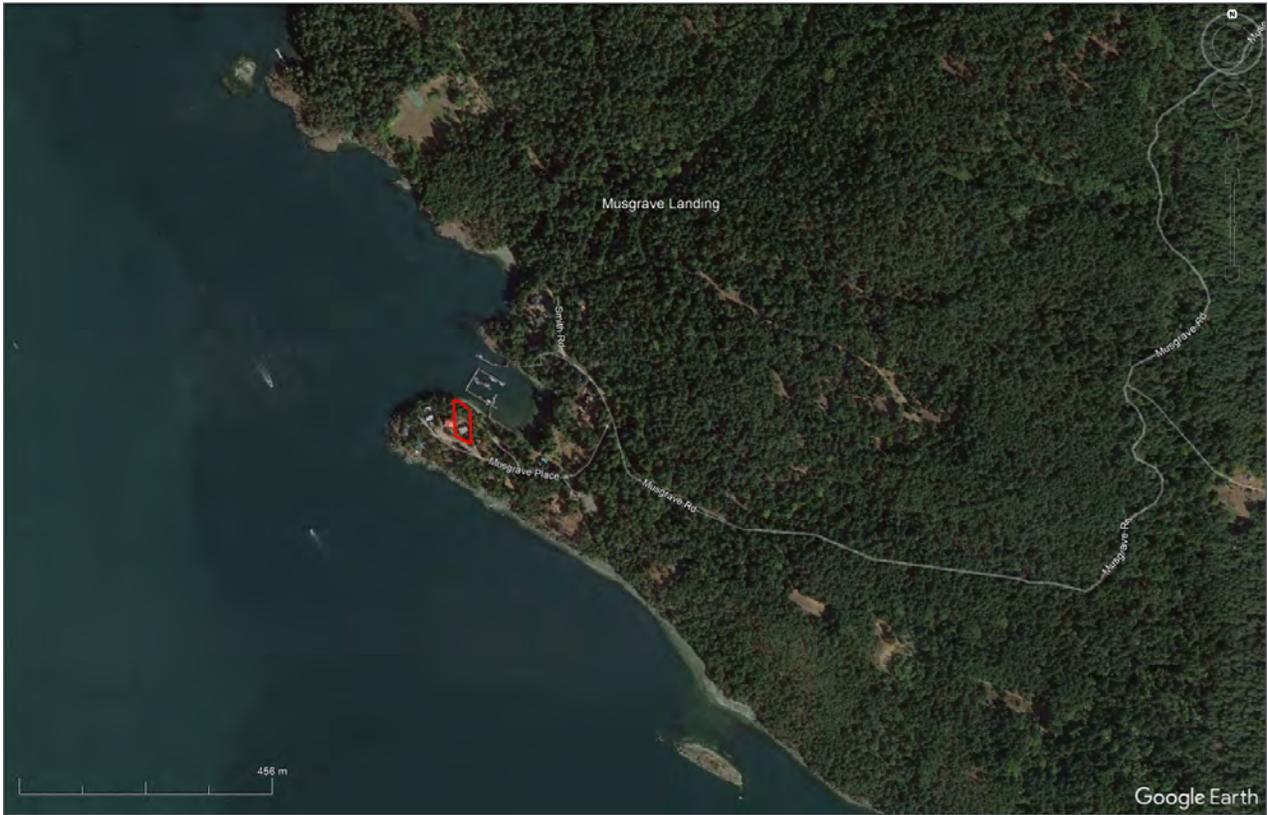


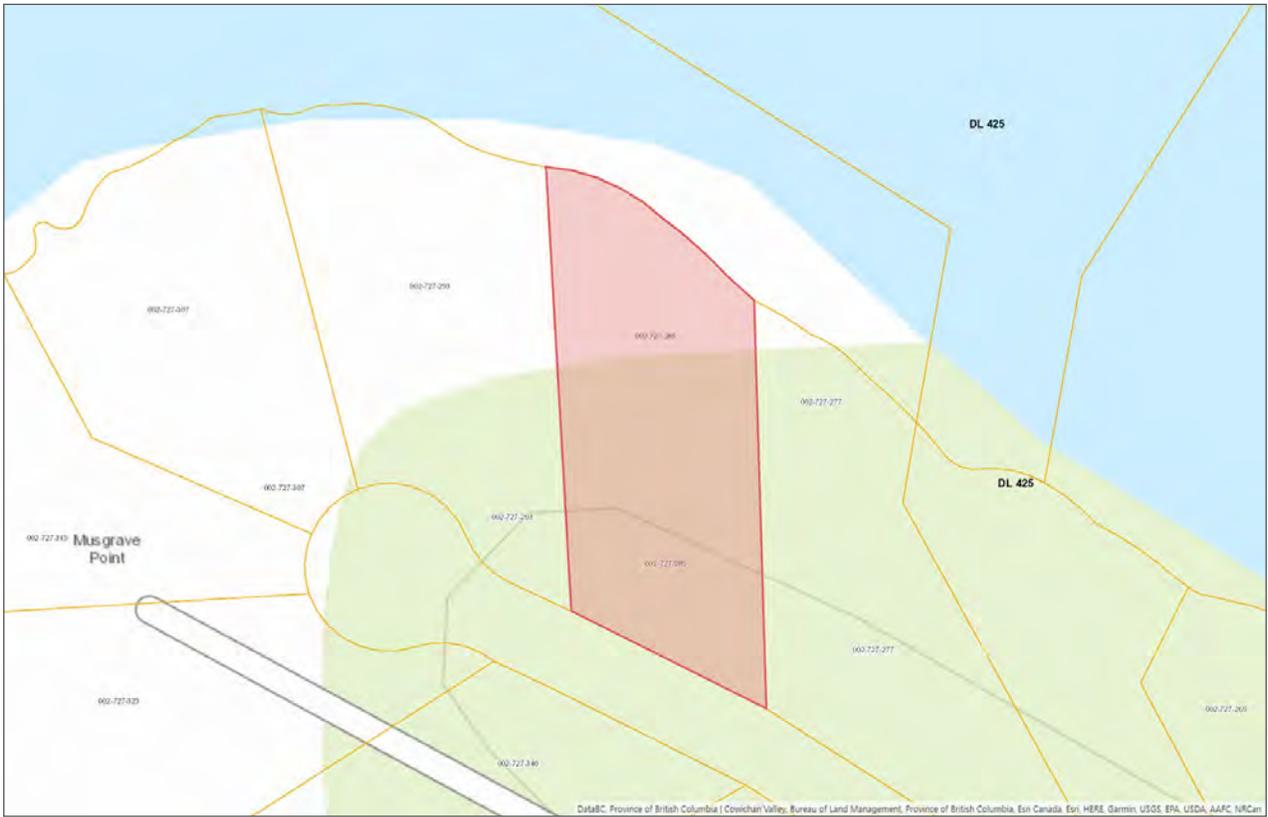














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