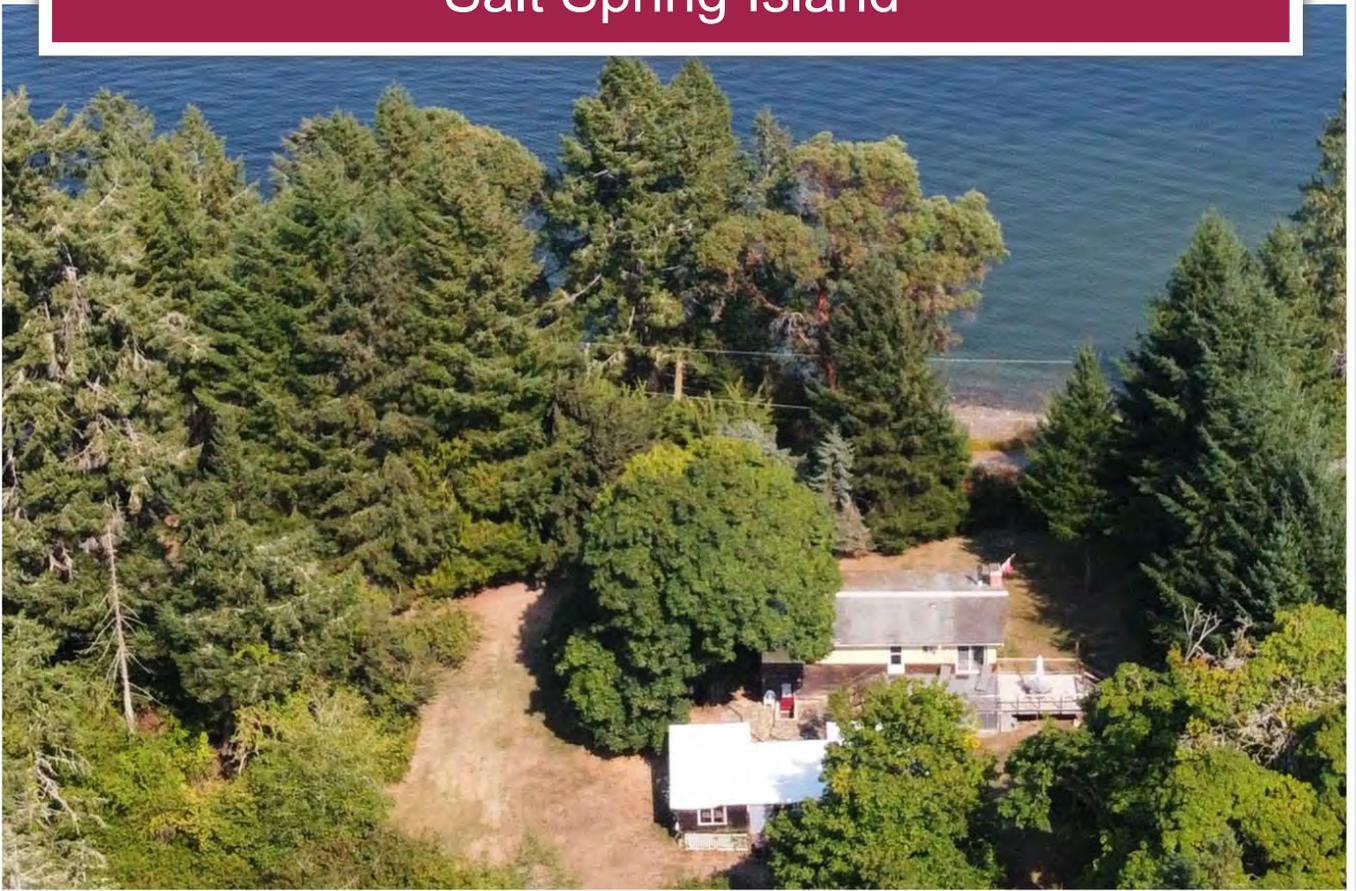




**10+ Acres of Semi-Oceanfront  
Salt Spring Island**



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# 10+ Acres of Semi-Oceanfront

## Salt Spring Island

### PROPERTY DETAILS

<b>Listing Number:</b>	26051
<b>Price:</b>	\$1,300,000
<b>Taxes (2025):</b>	\$5,454.48
<b>Size:</b>	10.77 acres
<b>Zoning:</b>	RL

### DESCRIPTION

Set on over 10 acres of gently rolling land, this semi-waterfront property captures the essence of Salt Spring Island living. With frontage on both North Beach and North End Roads, the estate blends privacy, natural beauty, and direct access to the shoreline. Step across the quiet road and you'll find yourself on miles of walkable beach, the perfect place to launch a kayak or paddleboard and explore the sheltered waters of Trincomali Channel.

The home itself offers two bedrooms, two bathrooms, and over 2,100 sq. ft. of space including a walk-out basement currently used as workshop and storage. From the main level, large windows frame ocean and mountain views. The home is warm and welcoming, with wood accents and a classic Salt Spring feel.

The land tells its own story. Once a working orchard, the property still has fruit trees scattered across grassy clearings and a wide, level parklike expanse. Agricultural and Rural zoning provide flexibility for multiple dwellings, hobby farming, or

returning parts of the land to productive use. The bordering protected lands ensure long-term privacy and a connection to nature.

Salt Spring Island itself is world-renowned for its vibrant arts scene, organic farms, Saturday market, and outdoor lifestyle. Just minutes from the property are boutique coffee shops, farm-to-table restaurants, and scenic walking routes along the shoreline. Hiking trails, sailing, and fishing opportunities abound, while Ganges, the island's hub, offers galleries, shops, and year-round community events.

Access is convenient via ferry from Crofton, Victoria, or Vancouver, and daily floatplane service connects Salt Spring directly to downtown Vancouver and YVR. For those seeking a Gulf Islands retreat that balances tranquility with accessibility, this property is a rare opportunity.

### LOCATION

1520 North Beach Road. Salt Spring Island

### AREA DATA

Salt Spring Island is the largest and most vibrant of BC's Southern Gulf Islands, known for its mild climate, thriving arts community, and natural beauty. With a population of approximately 11,000 full-time residents, the island has year-round services including grocery stores, schools, healthcare, and a hospital.

The island is famous for its Saturday Market, organic farms, wineries, and artisan producers, while also offering endless outdoor recreation:



sailing, fishing, kayaking, and miles of hiking trails through provincial and community parks. Ganges, the island's main village, is the cultural hub with galleries, boutiques, and restaurants.

Access is convenient via three BC Ferries routes Vancouver (Tsawwassen), Victoria (Swartz Bay), and Crofton on Vancouver Island, or by scheduled floatplane service to downtown Vancouver and YVR.

This balance of accessibility and seclusion makes Salt Spring a premier destination for both year-round living and recreational retreats.

## VEGETATION

The property features a mix of mature fir, cedar, and arbutus alongside open meadows and old orchard trees. Salt Spring's mild climate and fertile soils make it well-suited for gardening, hobby farming, or enjoying the natural landscape.

## HISTORY

Salt Spring Island has a long history of settlement and self-sufficiency, with roots in farming, orchards, and a strong sense of community. Over the years, it has become known as a haven for artists, writers, and craftspeople, while still holding onto its rural character. Today, its markets, farms, and artisan culture reflect the island's rich and enduring heritage.

## MAP REFERENCE

48°55'26.03"N and 123°33'29.77"W

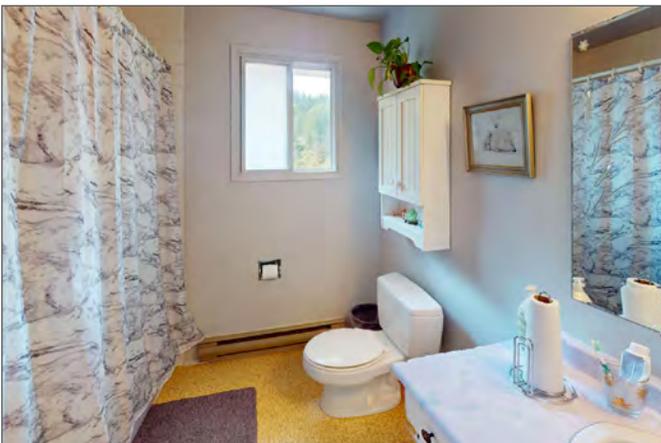
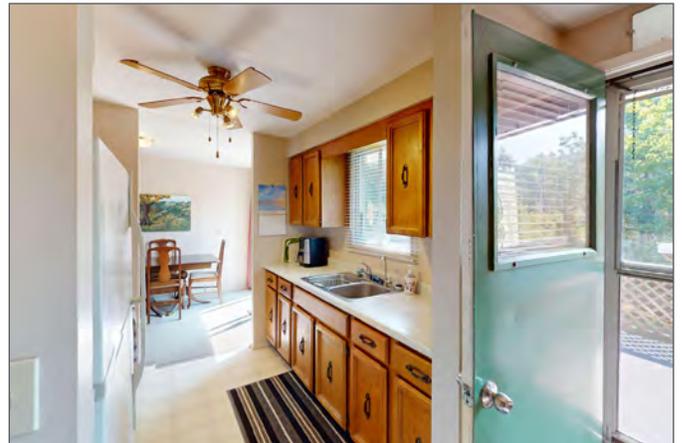
## LEGAL

LOT B, PLAN VIP34802, SECTION 7, RANGE 1,  
COWICHAN LAND DISTRICT, PORTION NORTH  
SALT SPRING

PID 000-305-341





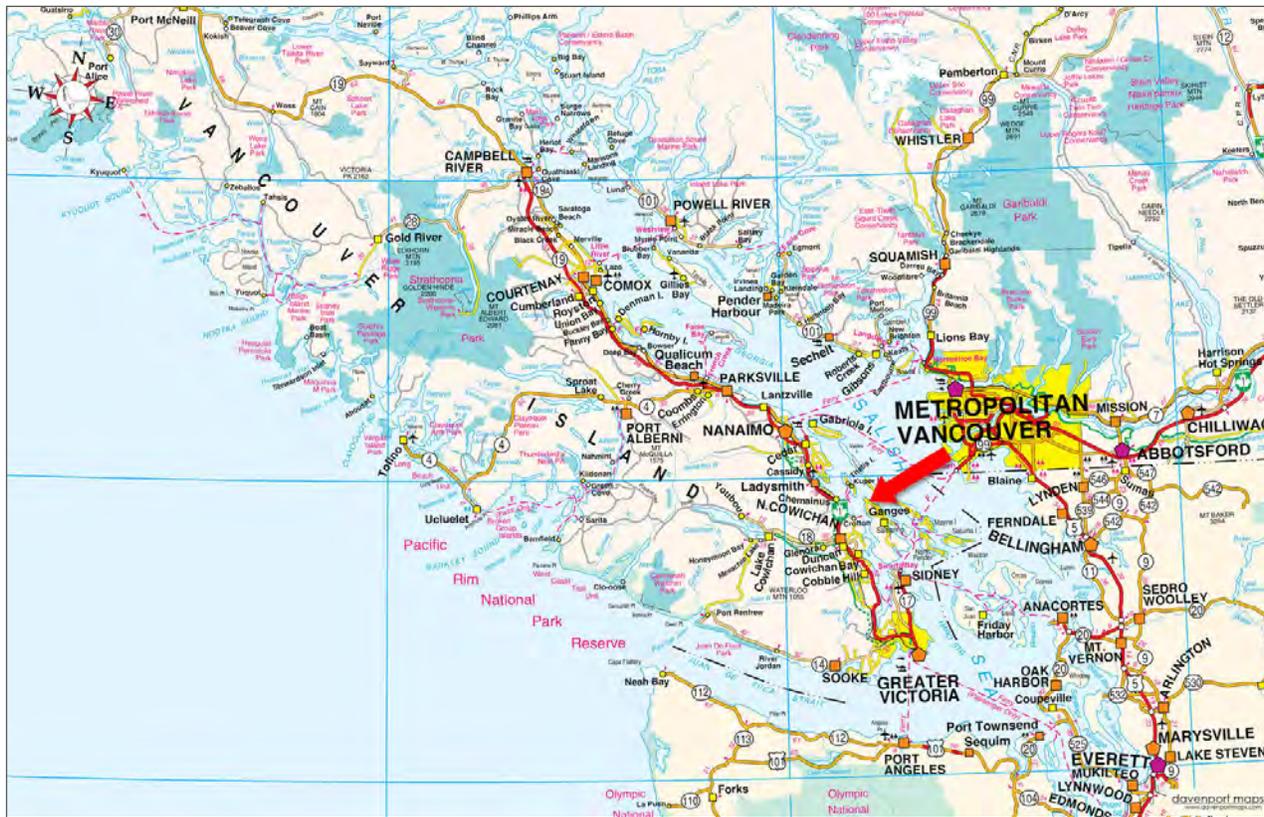
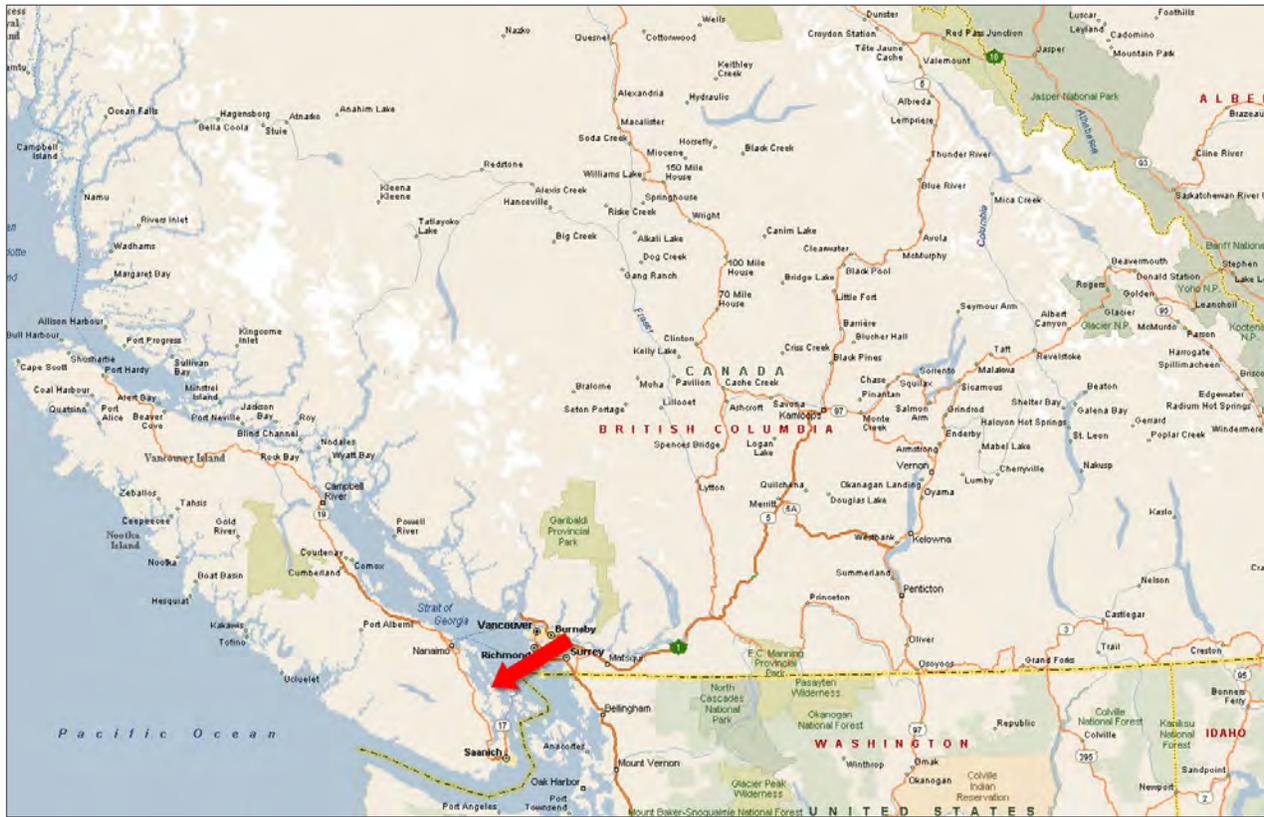


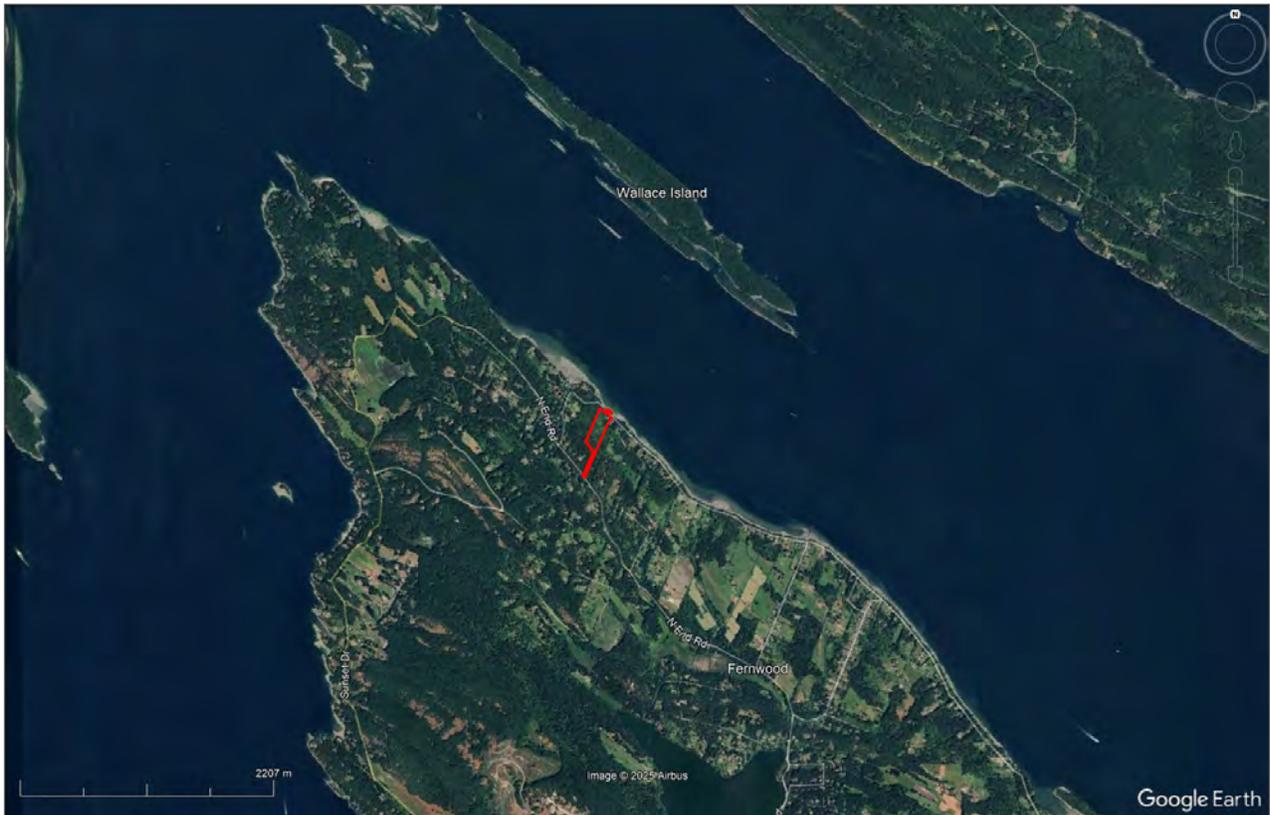
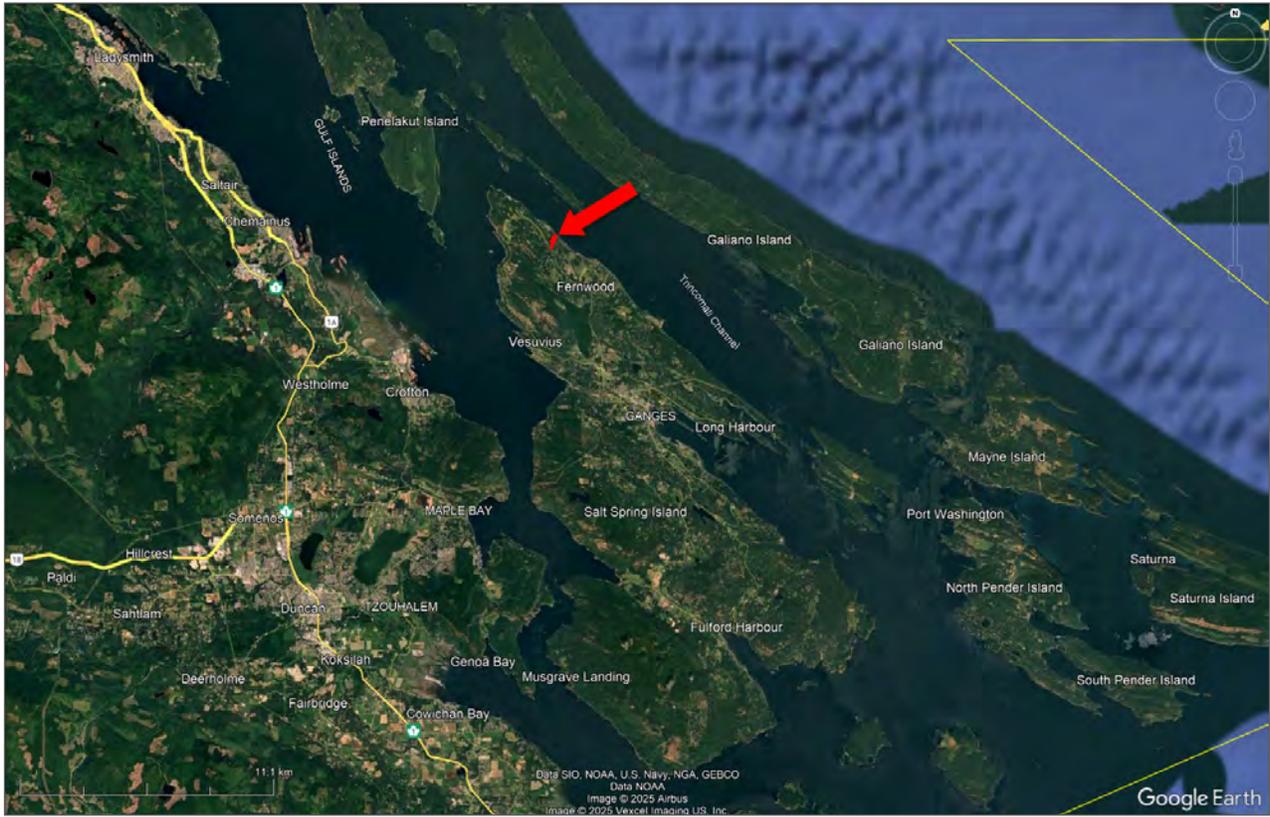


















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