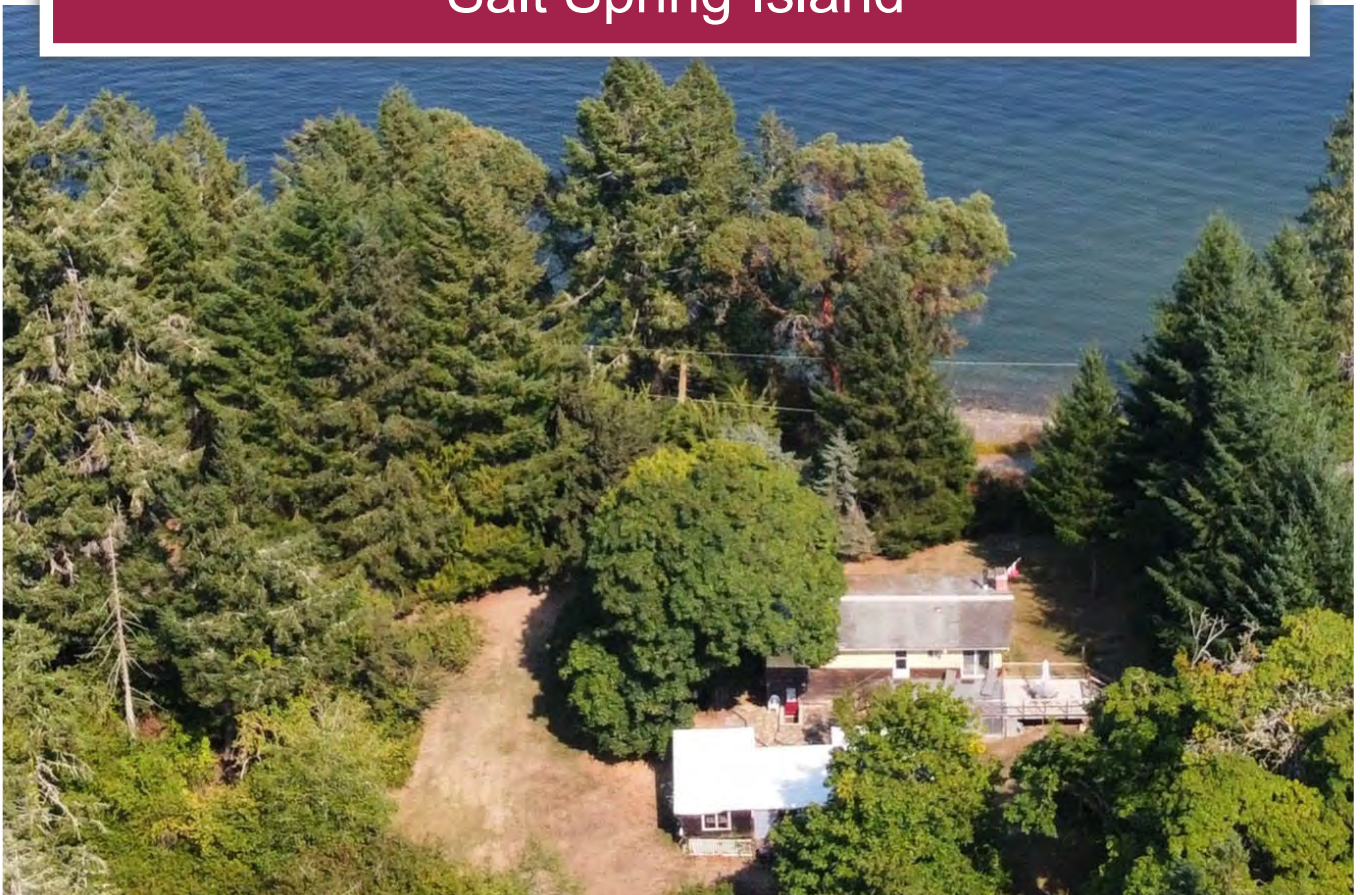




10+ Acres of Semi-Oceanfront Salt Spring Island



Wyatt Hansen
wyatt@landquest.com
(250) 207-6929

Jamie Zroback
BC Landpro Group
jamie@landquest.com
1 (604) 483-1605

Jason Zroback
BC Landpro Group
jason@landquest.com
1 (604) 414-5577



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

10+ Acres of Semi-Oceanfront

Salt Spring Island

PROPERTY DETAILS

Listing Number:	25254
Price:	\$1,490,000
Taxes (2025):	\$5,454.48
Size:	10.77 acres
Zoning:	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.

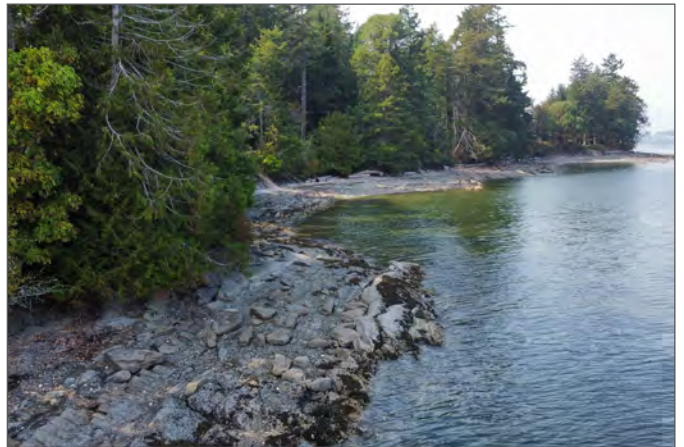
MAP REFERENCE

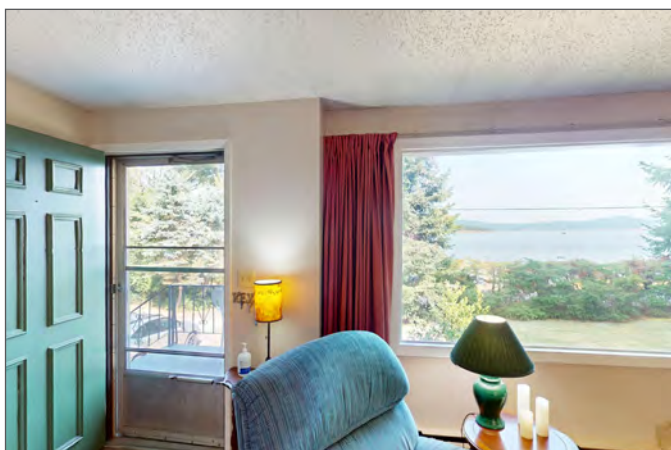
48°55'26.03"N and 123°33'29.77"W

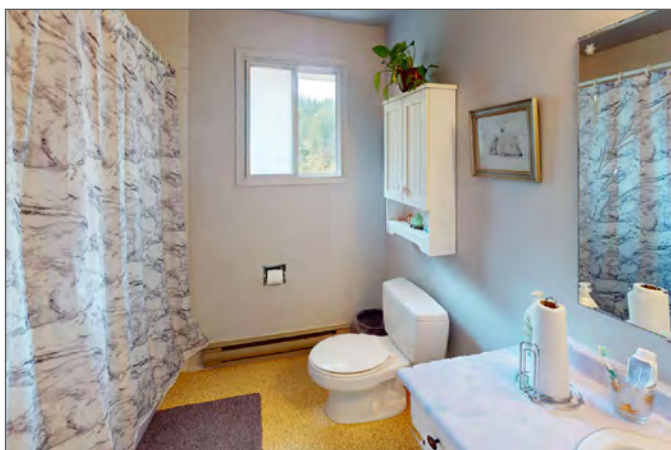
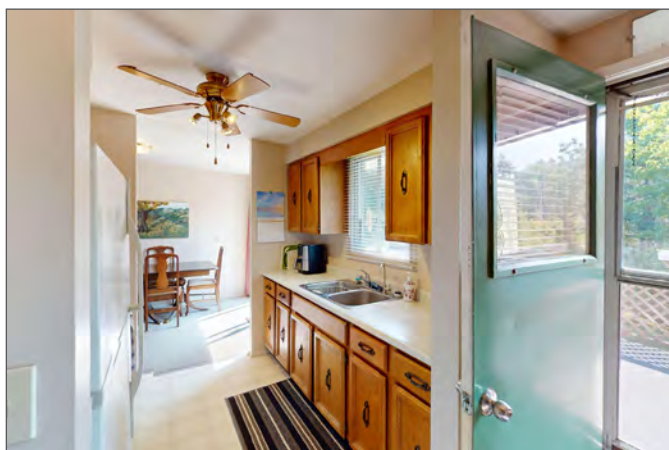
LEGAL

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

PID 000-305-341





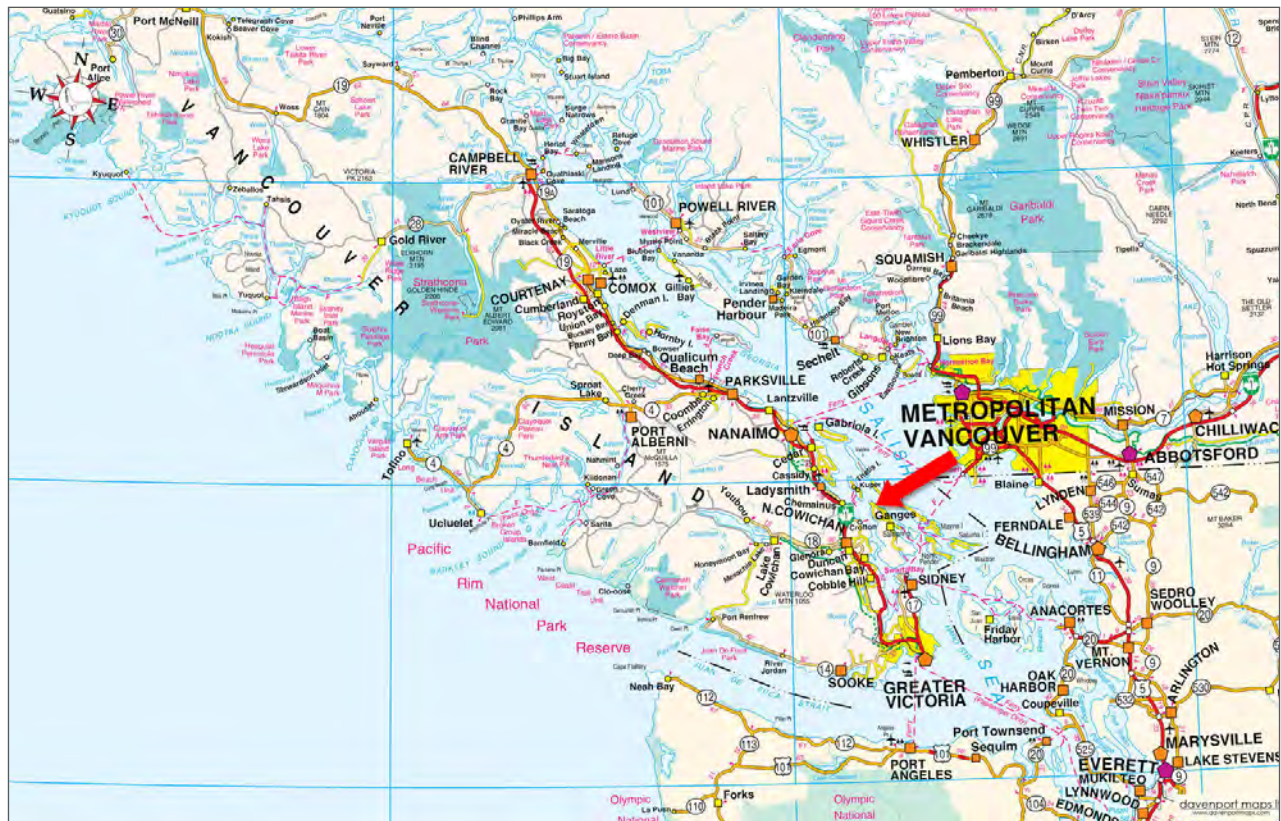
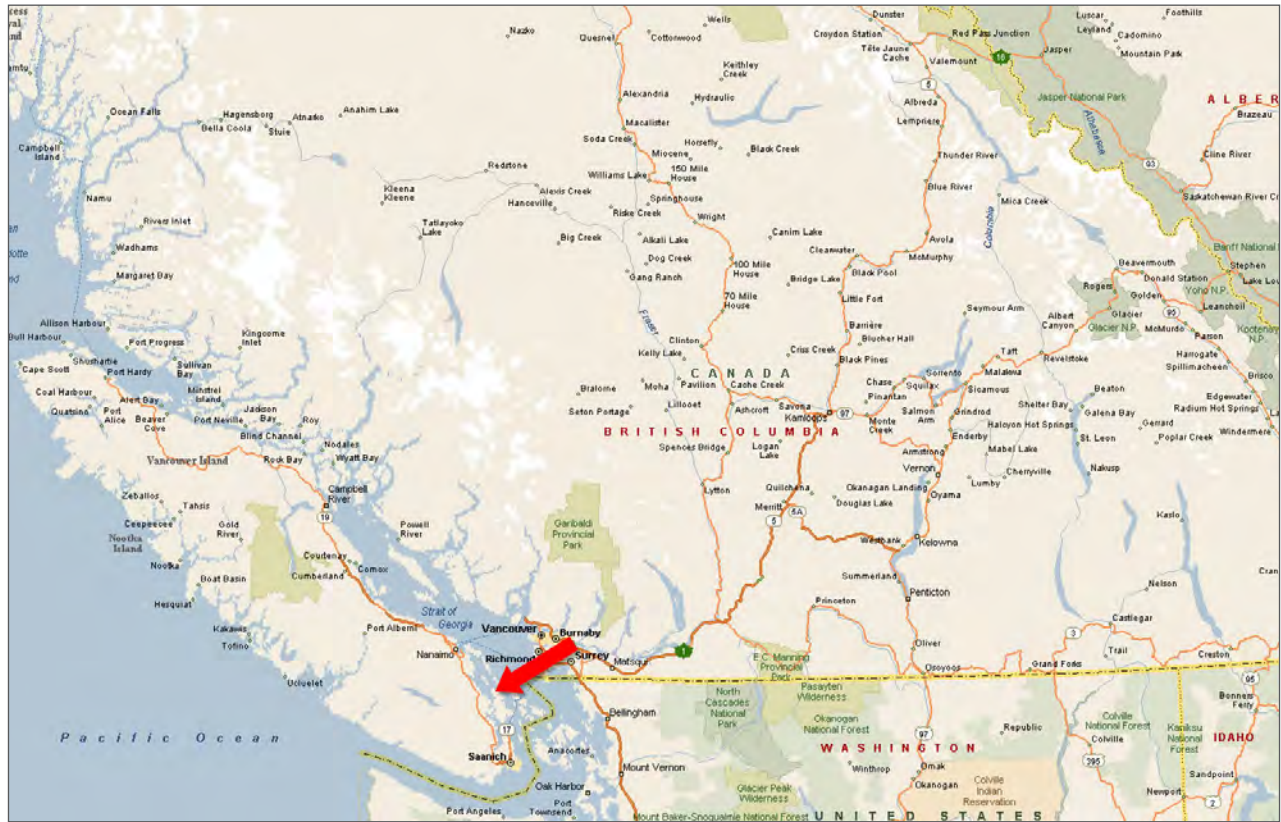


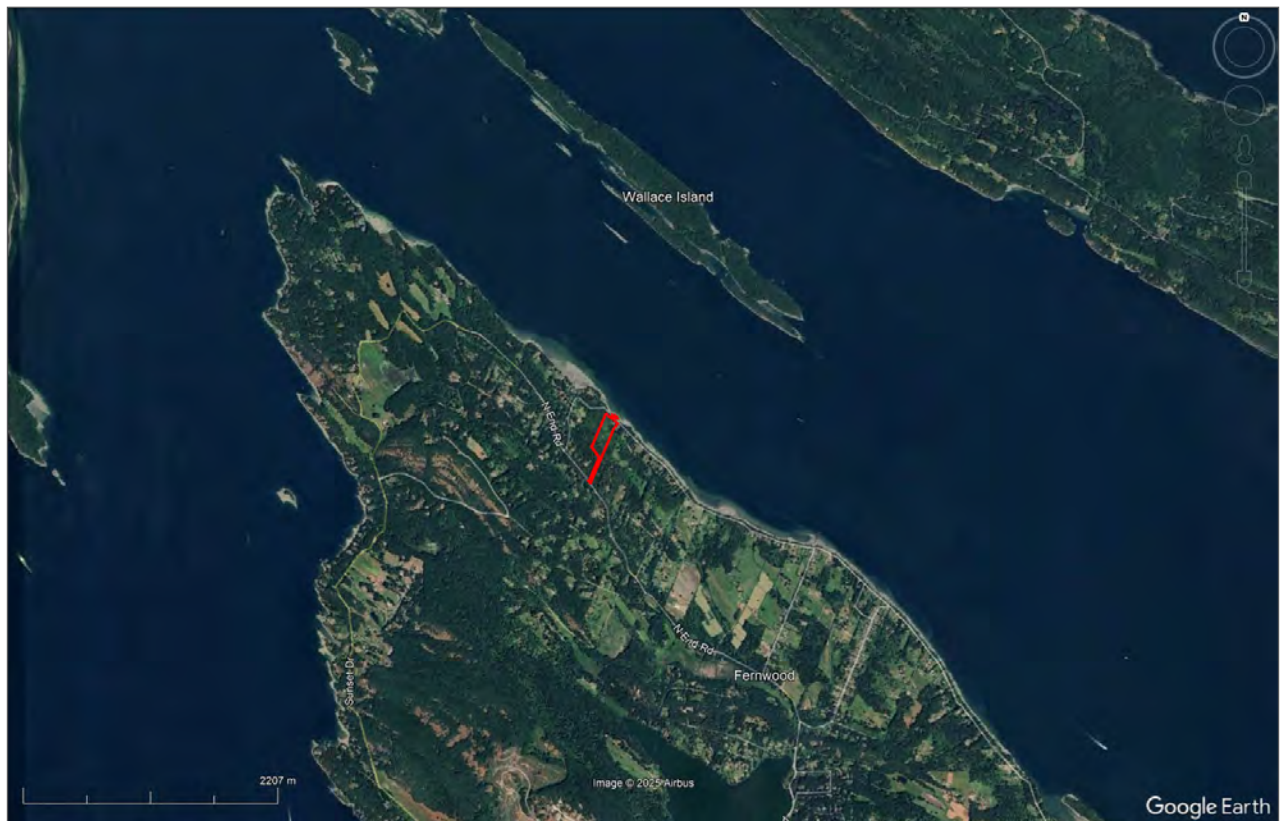
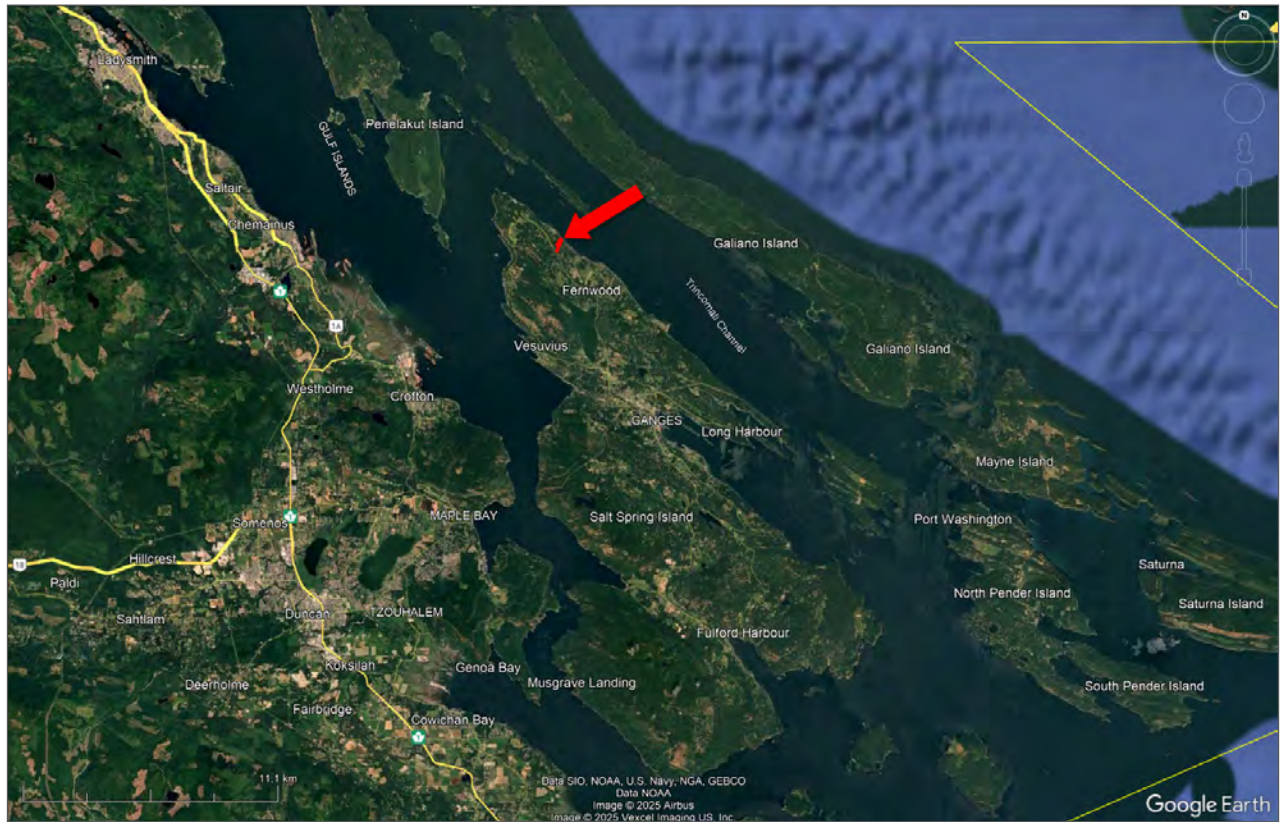




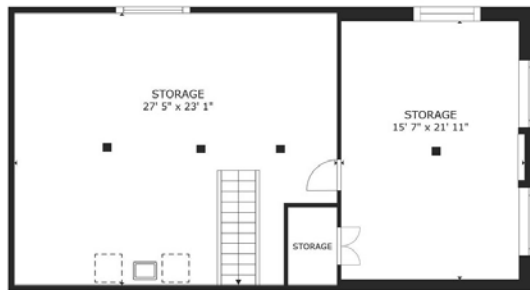
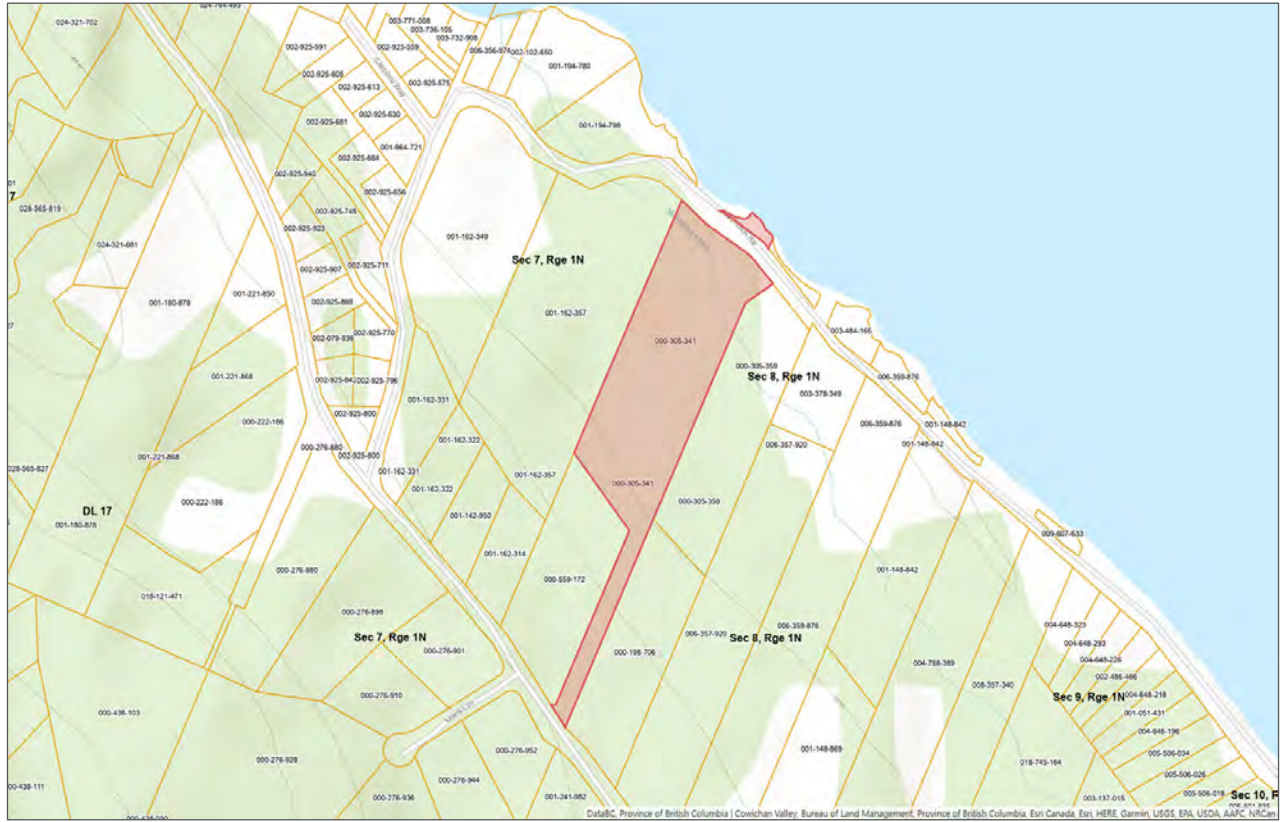




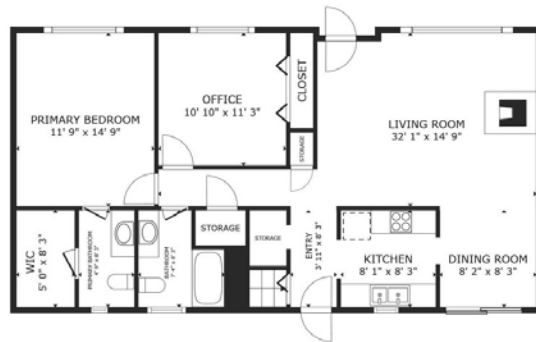








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 984 sq.ft. FLOOR 2 1,023 sq.ft.
TOTAL: 2,007 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Marketing British Columbia to the World®



www.landquest.com



Wyatt Hansen

Representative
wyatt@landquest.com
(250) 207-6929



Jamie Zroback

BC Landpro Group
jamie@landquest.com
1 (604) 483-1605



Jason Zroback

BC Landpro Group
jason@landquest.com
1 (604) 414-5577

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)

Our property descriptions and geographical information are taken from the BC Assessment Authority, Land Titles Office, government maps and other sources. While LandQuest® does not guarantee the information, we believe it to be accurate, but should not be relied upon without verification. This communication is not intended to cause or induce breach of an existing agency agreement. This property is listed on the MLS®. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.