

123 Smith Road — Musgrave Landing

Salt Spring Island, BC • Oceanfront Timber-Frame • Road-Accessible • Turnkey



Overview

- Custom timber-frame construction (many timbers sourced on-site)
- Ocean-view living; vaulted ceilings; stone fireplace; gourmet kitchen
- Road access — **not** water-access-only (approx. 11.3 km of rough road, ~25 minutes)
- Community dock access with 33' guaranteed per lot; boats up to ~52' x 15' (capacity managed by Strata)
- Private *unregistered* “grandfathered” dock — registration may be required if pursued by authorities
- Turnkey inclusions: boat, golf cart, furnishings; optional 2002 VW GTI

Community & Strata

- 23-lot bare-land Strata (Lot 1). Shared assets: community dock, tennis/pickle-ball court, six wells.
- Community sewer serves Lots 9–20 only (Lot 1 not included).
- Lot 1 septic field redone ~1 year ago.
- Boat crossing to Cowichan Bay approx. 10–15 minutes from private or community dock.

Taxes & Fees (2025)	Utilities	Inclusions
Property Taxes (No Grant): \$7,166.82	Power ~ \$125/mo	Boat
Property Taxes (Regular Grant): \$6,596.82	Internet: Starlink ~ \$150/mo	Golf cart
Property Taxes (Additional Grant): \$6,321.82	Cable: not used	Furnishings

Strata Fees (last year): Regular \$2,021.52 + Special Levy \$399.13 → Total \$2,420.65		Optional: 2002 VW GTI
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Downloads

- Floor Plan (PDF): <https://www.musgravelanding.com/Resources/Floorplan/floorplan.pdf>
- Property Website: <https://www.musgravelanding.com/>

Information deemed reliable but not guaranteed. Buyers to verify. Updated 2025-08-09.

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