

# 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): <b>\$7,166.82</b>	Power ~ <b>\$125/mo</b>	Boat
Property Taxes (Regular Grant): <b>\$6,596.82</b>	Internet: <b>Starlink ~ \$150/mo</b>	Golf cart
Property Taxes (Additional Grant): <b>\$6,321.82</b>	Cable: not used	Furnishings

Strata Fees (last year): Regular <b>\$2,021.52</b> + Special Levy <b>\$399.13</b> → Total <b>\$2,420.65</b>		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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