

\$1,545,000 - 315 Booth Canal Rd, Salt Spring

MLS® #1003568

\$1,545,000

3 Bedroom, 3.00 Bathroom, 3,392 sqft

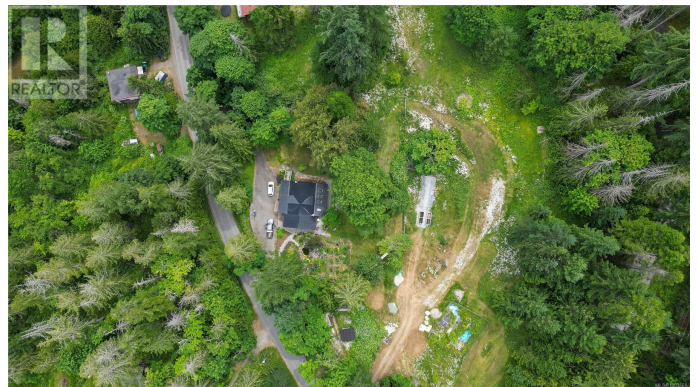
Single Family on 3.22 Acres

Salt Spring, Salt Spring, British Columbia

Discover a timeless gem at 315 Booth Canal Road – a fully restored 1942 farmhouse on 3.22 usable acres in one of Salt Spring Island’s most desirable locations. Just five minutes to Ganges, this 2,249 sq. ft. home offers 3 bedrooms and 2.5 baths and combines history, modern comfort, and exceptional value. Beautifully renovated, the home features wide plank oak flooring, reclaimed Douglas Fir millwork, solid wood doors, custom trim, and a handcrafted maple slab bar. Radiant floor heating in the entry and baths, a propane fireplace, a wood-burning stove, and high-efficiency windows offer comfort year-round. The top floor is a dedicated primary suite – a peaceful retreat with treetop views. One acre is deer-fenced and irrigated, featuring terraced gardens, a 6-ft deep pond with a waterfall, 4 heritage apple trees, and a nearly new 30’x12’ greenhouse. A secondary-level building site and two wells add to the property’s rare potential. Zoned for up to 5,000 sq. ft. of outbuildings, this is ideal for gardening, homesteading, or building your dream Salt Spring retreat. A true legacy estate at a remarkable price – don’t miss your chance to view this rare offering before it’s gone. (id:6289)

Built in 1942

Essential Information



Listing #	1003568
Price	\$1,545,000
Bedrooms	3
Bathrooms	3.00
Square Footage	3,392
Acres	3.22
Year Built	1942
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

Address	315 Booth Canal Rd
Subdivision	Salt Spring
City	Salt Spring
Province	British Columbia
Postal Code	V8K2N2

Amenities

Features	Acreage, Central location, Private setting, Wooded area, Irregular lot size, Other
Parking Spaces	1
View	Valley view

Interior

Heating	Propane, Wood Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Sotheby's International Realty Canada
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Listing information last updated on October 27th, 2025 at 1:31am PDT