



176 MARACAIBO LANE		MLS® 981643	
Area	Gulf Islands	Listing Status	Active
Sub Area	Salt Spring	Possession	Negotiable
Property Type	Lots/Acreage	Current Price	\$599,900
Complex		Sale Price	
Taxes	\$2,717.00 (2024)	Price Original	\$599,900
Year Built		Sale Price	
Zoning		Date Purchase Contract	
Zoning Type	Residential	Sale Date	
Title	Freehold/Strata	List Date	Dec 3/24
Assessed Value	\$652,000 (2024)	DOM	80
Postal Code	V8K 1S6		

LOT

Lot Acres	0.13	Lot Sqft	5,651
Lot Shape		Access	Road: Paved, Road: Unpaved
Water Source	Cooperative	Sewer	Septic System: Common
Mthly Assess	\$100 2024	MHR Num	
CSA Cert No			
Lot Dimensions			
Lot Features	Gated Community, Marina Nearby, Private, Quiet Area, Recreation Nearby, Walk on Waterfront, In Wooded Area		
Restrictions	Easement/Right of Way, Restrictive Covenants		
Assess Incl	Caretaker, Maintenance Grounds, Property Management		

LEGAL

PID #	029-883-474	Roll #	1177200	Lgl NC Use
Tax Jurisdiction	Gulf Islands Rural (764)			
Legal Desc.	STRATA LOT 94, PLAN VIS905, DISTRICT LOT 9, COWICHAN			
Leased Equip.				

Listed By **RE/MAX Masters Realty**

One of the last undeveloped waterfront lots in Maracaibo Estates! Maracaibo is a community of West Coast inspired homes on a 530-acre peninsula among groves of arbutus, fir, & oak trees. This sunny and flat 5,650 sq. ft., waterfront lot features incredibly scenic ocean views up Long Harbour. Residents enjoy proximity to trails, beaches, and a 20+ acre community including a saltwater lagoon, clubhouse, guest cabins, tennis + pickleball + volleyball courts, private docks, plus kayaks, canoes & lasers. This incredible location offers its residents a friendly community immersed in nature nearby hobby farms, wineries, and just 5km to the shops, restaurants, and renowned Saturday farmers market in Ganges. Services are in place and multiple building plans are already available!

This listing information is provided to you by:

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The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. * Personal Real Estate Corporation. Feb 21, 2025.





