



# Make It Maracaibo Lot 52 Nose Point Road



Maracaibo is an environmentally friendly bare-land strata development sited on a private 530 acre forested peninsula. A fantastic spot to live or holiday as the 189 acres of common property include a sheltered marina (best moorage in Gulf Islands), tennis courts, swimming lagoon, clubhouse, rental cottages, and over 9 miles of walking trails. This sunny property sits on the south-west facing shore of Long Harbour enjoying fantastic water and island views. A beautiful natural coastal environment with a mix of Arbutus and Fir and grassy knolls. On a community water system. Price does not include Maracaibo share.

Offered at \$429,000

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**Henri Procter**  
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Macdonald Realty Ltd.  
101-170 Fulford Ganges Road  
Salt Spring Island, BC V8K 2T8



Listing Summary	
<b>MLS®:</b> 415215	<b>List Price:</b> \$429,000
<b>Status:</b> Current	<b>Orig Price:</b> \$429,000
<b>SubClass:</b> ResLnd	<b>Sold Price:</b>
	<b>Pend Date:</b>
<b>Taxes:</b> \$3,368	<b>Mth Assmt:</b> \$291

Legal Information	
<b>Gulf Islands Rural (764)</b>	<b>Roll:</b> 1177116
<b>PID/MHR:</b> 000-136-204	<b>Title:</b> Frhld/Stra
<b>Legal Dsc:</b> Plan VIS905; Lot 52; Dist Lot 10; Land Dist 16; Freeform Portion NORTH SALT SPRING, TOGETHER WITH	
<b>Zn Cls/Tp:</b> Residential	
<b>2019 Asmt:</b> \$677,000	<b>2019 Taxes:</b> \$3,368

**LOT 52 Nose Point Rd  
GI Salt Spring ~ V8K 1S4**

Schools		
<b>Elementary</b>	<b>Middle</b>	<b>Senior</b>
64 Salt Spring I	Saltspring Islar 64	Gulf Islands

Lot Information			
<b>Lot Size:</b>	37,026sqft / 0.85ac (est)	<b>Dimensions (w/d):</b>	
<b>Water:</b>	Co-Operative	<b>Waste:</b>	None
<b>ALR?:</b>		<b>Lot Shape:</b>	Irreg.
<b>Lot Feat:</b>	View: Mtn, View: Water, Wfront: Ocean, Private, Treed		
<b>Services:</b>	See Remarks		
<b>Common Strata Items:</b>	Common Area, Private Road		
<b>Driveway:</b>			Gravel/Dirt

**Photos and Map**



**Brokerage Fee:** 3% first \$100k, 1.5% balance

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy and without offering advice, make this submission to prior sale or lease, change in price of terms, and withdrawal without notice.

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# Maracaibo - Information

Maracaibo is a community comprised of individual lots, shared property, and membership shares. There are eighty-six freehold Strata lots and another nine freehold smaller lots near the Maracaibo core area. Private dwellings in Maracaibo range from modest cottages to architecturally designed and custom-built homes; lot sizes vary depending on location. As a management structure, Maracaibo is organized into two separate entities: Maracaibo Estates and Strata Corporation.

Maracaibo Estates is a property management company owned by its members. All members must own a share of Maracaibo Estates, regardless of whether they own a share independent of property, or own an individual lot or have built a home on that lot. Maracaibo Estates owns common property in Maracaibo, a highlight of which is the additional area of approximately twenty-five acres known as the "Core Area." Members of Maracaibo Estates have the right to use its amenities including cottages, marina, lagoon, courts, private hiking trails and Members' Lounge. The remaining 128 acres ("Lot 8" on the map) are owned by Maracaibo Estates and awaits future development.

The Strata Corporation ("Strata 905") is responsible for managing and maintaining the parkland, roads, wells, pumps, and water distribution system, including fire hydrants. Maracaibo operates its own water utility. The Strata contracts with Maracaibo Estates for road maintenance, fire smarting, trail building, maintenance and other services, and all lot owners have an interest in the Strata Corporation.

Membership at Maracaibo includes use of our resort-like facilities. Members, their personal guests and family are able to enjoy the recreational areas, including swimming in the lagoon, badminton, volleyball, rowboats, paddleboards, kayaks and canoes. In addition, there are cottages for rent and docks in the marina for lease. Washrooms, indoor and outdoor showers, and laundry facilities are nearby.

Two tennis courts and two pickleball courts allow you to improve your on-court skills. The two-acre saltwater lagoon is an ideal place for children to learn to swim, or for a late afternoon dip before dinner. Lounge chairs, a gazebo, multiple grills and the pizza oven offer a casual, comfortable place to bring the family and friends for lunch or dinner.



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