

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

MLS® #1003568

\$1,545,000

3 Bedroom, 3.00 Bathroom, 2,249 sqft

Residential on 3.22 Acres

N/A, Salt Spring, BC

Own a piece of Salt Spring history at 315 Booth Canal Road. This beautifully restored 1942

farmhouse offers 3 bedrooms, 2.5 baths, and 2,249 sq. ft. of timeless charm with modern upgrades.

Wide plank oak floors, reclaimed Douglas Fir trim, radiant heat, and a handcrafted maple slab bar

highlight the custom details. The top-floor primary suite is a peaceful retreat with garden views.

Set on 3.22 acres just 5 minutes from Ganges, the property features a deer-fenced acre with terraced gardens, a 6-ft deep goldfish pond with waterfall, a 30' x 12' greenhouse, heritage apple

trees, and two wells. A levelled building site offers future expansion, and zoning allows up to

5,000 sq. ft. of outbuildings.

Perfect for gardening, hobby farming, or a legacy estate, this rare offering combines natural

beauty, craftsmanship, and future potential in one exceptional property. A true Salt Spring gem—act quickly before it's gone.



Built in 1942

Essential Information

MLS® #	1003568
Price	\$1,545,000

Bedrooms	3
Bathrooms	3.00
Square Footage	2,249
Acres	3.22
Year Built	1942
Type	Residential
Sub-Type	Single Family Detached
Style	Heritage
Status	Active
View	Valley

Community Information

Address	315 Booth Canal Rd
Area	GI Salt Spring
Subdivision	N/A
City	Salt Spring
County	Islands Trust
Province	BC
Postal Code	V8K 2N2

Amenities

Utilities	Cable To Lot, Compost, Electricity To Lot, Garbage, Phone Available, Recycling, Underground Utilities
Parking Spaces	1
Parking	Additional, Attached, Driveway, Garage, Guest, RV Access/Parking
# of Garages	1
# of Kitchens	1
View	Valley

Interior

Interior Features	Bar, Breakfast Nook, Ceiling Fan(s), Dining Room, French Doors, Soaker Tub, Storage, Winding Staircase, Workshop
Appliances	Dishwasher, Dryer, Oven/Range Electric, Range Hood, Refrigerator, Washer, Water Filters
Heating	Baseboard, Propane, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Propane, Wood Stove

Exterior

Exterior Features	Balcony/Patio, Fenced, Fencing: Full, Garden, Lighting, Security System, Sprinkler System, Water Feature
Windows	Garden Window(s), Insulated Windows, Skylight(s), Wood Frames
Roof	Metal
Construction	Frame Wood, Insulation All, Shingle-Wood
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	124
Office	Sotheby’s International

Listing Details

Listing Office	Sotheby’s International
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