



Presented by:
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Active
R2330292

Board: V
House with Acreage

580 DULCIE ROAD

Islands-Van. & Gulf
Islands Other
VON 1V6

Residential Detached

\$579,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$579,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2012
Depth / Size:	Bathrooms: 1	Age: 7
Lot Area (sq.ft.): 0.00	Full Baths: 1	Zoning: SR
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,630.89
Rear Yard Exp:		For Tax Year: 2018
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 024-187-470
		Tour:

View: **Yes: South and East Ocean/Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Septic, Water**

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Other**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **Well - Drilled**
Fuel/Heating: **Electric**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Metal**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LMP 38276 LOT C BLOCK C DISTRICT LOT 847 GROUP 1**

Amenities:

Site Influences: **Marina Nearby, Private Yard, Rural Setting**
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'10 x 11'			x			x
Main	Living Room	11'7 x 12'9			x			x
Main	Master Bedroom	10'9 x 12'1			x			x
Main	Bedroom	7'10 x 8'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 694	# of Rooms: 4	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
Finished Floor (Above): 0	# of Kitchens: 1	2				
Finished Floor (Below): 0	# of Levels: 1	3				
Finished Floor (Basement): 0	Suite:	4				
Finished Floor (Total): 694 sq. ft.	Crawl/Bsmt. Height:	5				
Unfinished Floor: 0	Beds in Basement: 0	6				
Grand Total: 694 sq. ft.	Basement: None	7				
	Beds not in Basement: 2	8				

Listing Broker(s): **Macdonald Realty**

Macdonald Realty

Private and secluded Gambier home on 6.3 acres, with a stunning southeast view overlooking Howe Sound towards the North Shore Mountains. Featuring two bedrooms, one bath, with a full kitchen and french doors opening out on to a covered deck that wraps around the entire home. Beautifully finished throughout. A sizable portion of the property is fenced to protect the mature gardens from the deer. Underground services and roughed-in driveway to a second potential build site already in place. All close to Gambier Harbour, the New Brighton dock and boat ramp, and the ferry to Langdale.