



Presented by:
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Active
R2454777

Board: V
House with Acreage

1518 MOUNT ARTABAN ROAD

Sunshine Coast
Gambier Island
V0N 1V0

Residential Detached

\$1,250,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 2014
Depth / Size:	Bathrooms: 2	Age: 6
Lot Area (sq.ft.): 0.00	Full Baths: 2	Zoning: RR
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,769.87
Rear Yard Exp:		For Tax Year: 2019
Council Apprv?:		Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 026-162-946
		Tour: Virtual Tour URL

View: **Yes: Ocean and Mountain**

Complex / Subdiv:

Services Connected: **Septic, Water**

Sewer Type: **Septic**

Style of Home: **3 Level Split**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Propane Gas, Wood**
Water Supply: **Well - Drilled**
Fuel/Heating: **Propane Gas, Wood**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Metal**

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

Metered Water:

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: **Yes: propane tank**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 32 DISTRICT LOT 1259 AND 1780 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP15304**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'6 x 9'7			x			x
Main	Living Room	16'9 x 19'3			x			x
Main	Kitchen	11'6 x 11'11			x			x
Above	Bedroom	10'2 x 14'11			x			x
Above	Bedroom	10'2 x 11'7			x			x
Below	Master Bedroom	13'2 x 14'1			x			x
Below	Laundry	5'3 x 6'3			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): **657**
Finished Floor (Above): **500**
Finished Floor (Below): **500**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,657 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,657 sq. ft.**

of Rooms: **7**
of Kitchens: **1**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Crawl**

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	No
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

Macdonald Realty

Escape the city with your family or friends to this stunning Gambier Island waterfront multi-home retreat. The two and a half acre property offers a newly-finished 3 bed, 2 bath main home closer to the water's edge, and a smaller, 2 bedroom, 1 bath 876 sf home higher up - both Panoramic and mesmerizing views reaching out across Ramillies Channel to Pam Rocks, the North Shore Mountains, and Mt. Garibaldi beyond. Off-the-grid but with everything in place, including two solar arrays, two generators, and microhydro. Also featuring a wood-fired hot tub and a lovingly-cared-for garden. Brigade Bay is just a quick boat ride from Lions Bay or Horseshoe Bay, and has its own small marina protected by a breakwater. Very close to hiking trails up Mt Artaban, to Lost Lake and more.