

# Stunning Waterfront Lot in Deep Bay, BC



## Lot 1, Shoreline Dr. Deep Bay

**LIST PRICE \$1,650,000**

Stunning Waterfront Building opportunity. This is a once in a lifetime chance to build your dream home on a dream building site. Gorgeous views of Chrome Lighthouse, Denman Island and the mainland mountain range will grace your livingroom views. There is a level building site that offers lots of privacy. An access road down to your private beach makes it easy to access the amazing waterfront. Come and walk this lot today, you will not be disappointed!



### Deborah Nicol

Real Estate Agent

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## Property One Page Resi Agent

**Lot 1 Shoreline Dr Bowser BC V0R 1G0**  
MLS® No: **904384** **\$1,650,000** **Active**



MLS® No: **904384** List Price: **\$1,650,000**  
Status: **Active** Orig Price: **\$1,800,000**  
Area: **Parksville/Qualicum** Sub Area: **PQ**  
**Bowser/Deep Bay**  
DOM: **69** Sold Price:  
Sub Type: **Land**  
Pend Date: Title: **Freehold**

Sand between your toes and the sound of water gently lapping on the shore will make you jump into this Deep Bay neighborhood and grab your own little piece of paradise. These waterfront opportunities are becoming scarce, especially those that offer the privacy and community access that most folks treasure. This newly subdivided site offers 1.94 acres with 237 feet of waterfront, a high bank level building site and easy road access to the beach area. Geotech Survey, Archeological studies and Septic testing completed. Views are breathtaking, Chrome Is. lighthouse, Denman island and mainland mountains. Maybe a whale or two once in awhile! The airport and hospital, just 25 min. away. Planning a new luxury home on a private beach offers you all the amenities of the ocean at your fingertips. You will create a place with ambience and a view rather than just a fence around your house. You will create a place you can call "Home". Call and make an appointment to walk this lot today!!

Interior				
Beds: <b>0</b>	Baths: <b>0</b>	Kitchens: <b>0</b>	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	Basement: <b>No</b>	Addl Accom:	Laundry:
SqFt Total:	Layout:	Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				
Exterior/Building				
Built (Est):	Front Faces:	Storeys:	Bldg Warranty:	
Construction:	Access: <b>Road: Paved</b>	Foundation:	Roof:	
Lgl NC Use:			Bldg Style:	
Exterior Ftrs:				
Lot				
Lot SqFt: <b>84,811</b>	Lot Acres: <b>1.94</b>	Dimensions:	Shape:	
Park Type:	Park Spcs: <b>4</b>	View: <b>Ocean</b>	Waterfront: <b>Ocean</b>	Water: <b>Regional/Improved District</b>
Carport Spcs: <b>0</b>	Garage Spcs: <b>0</b>	Services:		
Sewer: <b>Septic Needed</b>	Restrictions:			
Lot Ftrs: <b>Acres, Central Location, Cul-de-sac, Easy Access, Family-Oriented Neighbourhood, Marina Nearby, No Through Road, Private, Quiet Area, Recreation Nearby, Rectangular Lot, Rural Setting, Walk on Waterfront</b>				
Legal/Public Records				
Assessed: <b>\$0</b>	Assess Yr: <b>2022</b>	Taxes: <b>\$0</b>	Tax Year: <b>2022</b>	
PID: <b>009777954</b>	Roll No: <b>000-157-902</b>	Zoning: <b>RS2</b>	Zone Desc: <b>Residential</b>	
Plan Number:	Lot: Block:	District Lot:	Land District:	
Legal Description: <b>Lot 1 EPP114461 Part of Subdivision Plan Lot 13 DL 27 Newcastle District Plan 7560</b>				
Licensee/Agency Information				
<b>Licensee Name</b>	<b>Phone</b>	<b>Brokerage</b>	<b>Awd Split</b>	
List: <b>Deborah Nicol</b>		<b>Macdonald Realty (Pkvl)</b>		
Appt Ph:	Lckbx Loc:	Solicitation OK?: <b>No</b>	Brok Fee: <b>3.5/1.5</b>	
Licensee Notes: <b>Appointment is necessary. Dogs on the property. All offers are Subject to finalizing of the Subdivision of the lot. Just waiting for final approval.</b>				
Agent Info:				
Showing Instructions: <b>Appts by Touchbase</b>				
*Personal Real Estate Corporation				

For more information, please contact:

**Deborah Nicol**

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Real Estate Agent

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