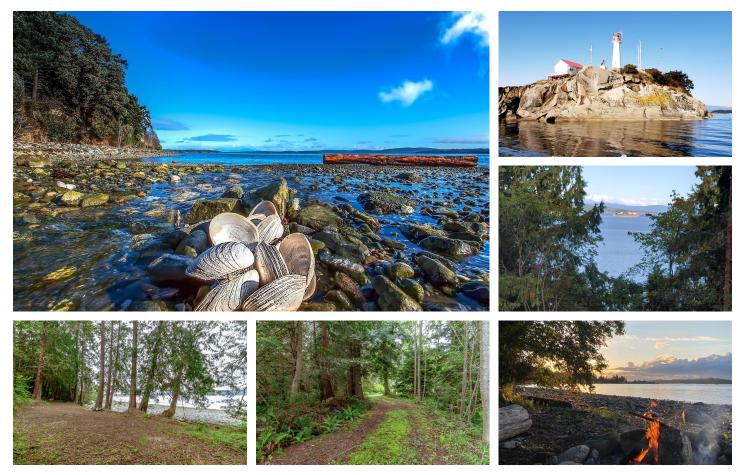


Stunning Waterfront Lot in Deep Bay, BC



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 gracing 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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QUALIFIED MEMBER FIRM

Property One Page Resi Agent

Lot 1 Shoreline Dr Bowser BC VOR 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/Qualicur**Sub Area: **PQ** Bowser/Deep Bay

DOM: **69** 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 neihgborhood 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 suddivided 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, Chromer Is. lighthouse, Demma 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 Sand between your toes and the sound of luxury home on a private beach offers you all the amenities of the ocean at your fingertips. You will create a place with ambiance 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: 0 FinSqFt Total: SqFt Total: Heating: Intr Ftrs:

Baths: 0 UnFin SqFt: Layout:

Kitchens: 0 Νo Appl Incl: Cooling:

Fireplaces:

Storevs

Exterior/Building

Built (Est): Construction: Lgl NC Use: Exterior Ftrs:

Access: Road: Paved

Storeys: Foundation:

Bldg Warranty: Bldg Style:

Lot SqFt: **84,811** Park Type:

Lot Acres: 1.94 Park Spcs: 4

Front Faces:

Dimensions: View: Ocean Shape: Waterfront: Ocean

Water: Regional/Improven

Carport Spcs: 0 Garage Spcs: 0

Sewer: Septic Needed Restrictions: Services:
Lot Ftrs: Acreage, 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

Legal/Public Records

 Assessed:
 \$0
 Assess Yr:
 2022
 Tax S:
 \$0
 Tax Year:
 2022

 PID:
 009777954
 Roll No:
 000-157-902
 Zoning:
 RS2
 Zone Desc:
 Residential

 Plan Number:
 Lot:
 Block:
 District Lot:
 Land District:
 Land District:

 Legal Description:
 Lot 1 EPP114461 Part of Subdivision
 Plan Lot 13 DL 27 Newcastle District Plan 7560

Licensee/Agency Information

<u>Licensee Name</u> List: **Deborah Nicol Phone** Brokerage Macdonald Realty (Pkvl)

Awd Split

Appt Ph: Lckbx Loc: Solicitation OK7: No Brok Fee: 3.5/1.5
Licensee Notes: Appointment is necessary. Dogs on the property. All offers are Subject to finalizing of the Subdivison of the lot. Just waiting

for final approval.

Agent Info: Showing Instructions: **Appts by Touchbase**

For more information, please contact:

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