

# \$1,299,000 - 745 South Rd, Gabriola Island

MLS® #882201

## \$1,299,000

4 Bedroom, 4.00 Bathroom, 2,551 sqft  
Residential on 15.32 Acres

N/A, Gabriola Island, BC

A hidden gem awaits! Your very own gulf island getaway property is now available. 15+ acres of private land in an amazing location! Situated next to Gabriola's golf club and only a few minutes from the village core. This 4 bedroom, 4 bathroom home is over 2500 sq ft and boasts many unique features. The gorgeous wood flooring is accentuated by detailed wood ceiling features. Outside you will find a workshop with over 2200 sq ft of room and a lofted storage area as well as studio/man cave retreat area with glass sliding doors. There is room for your RV to be parked in a private area with 50amp power power and another location for an RV with 30amp power! Come see all that this gorgeous property has to offer with your own eyes! Verify all data and measurements if deemed important.

Built in 2005

### Basic Information

|               |                        |
|---------------|------------------------|
| MLS® #        | 882201                 |
| Price         | \$1,299,000            |
| Sub-Type      | Single Family Detached |
| Year Built    | 2005                   |
| Beds          | 4                      |
| Baths         | 4.00                   |
| Ensuites      | 1                      |
| Kitchens      | 1                      |
| Interior SqFt | 2,551                  |



## Location Information

|              |                     |
|--------------|---------------------|
| Address      | 745 South Rd        |
| Postal Code  | V0R 1X4             |
| Area         | Islands             |
| Sub Area     | Isl Gabriola Island |
| Jurisdiction | Nanaimo Rural (768) |
| PID Number   | 025-953-303         |

## Features & Amenities

|                    |                           |
|--------------------|---------------------------|
| Water              | Well: Drilled             |
| Sewer              | Septic System             |
| Heating            | Baseboard, Electric, Wood |
| Cooling            | None                      |
| Foundation Details | Poured Concrete           |
| Property Condition | Resale                    |
| Laundry            | In House                  |
| Parking            | Open                      |

## Additional Information

|               |  |
|---------------|--|
| Pet Policy    | Aquariums, Birds, Cats, Caged Mammals, Dogs  |
| Rental Policy | Unrestricted   |
| Lot Features  | Acreage, Central Location, Easy Access, Near Golf Course, Private, Quiet Area, Rural Setting, Southern Exposure, Shopping Nearby |

## Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Royal LePage Nanaimo Realty Gabriola |
|----------------|--------------------------------------|

MLS® property information is provided under copyright© by the Vancouver Island Real Estate Board and Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.