

# \$329,000 - Lt 37 Spruce Ave

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## Listing ID: 955502

**\$329,000**

, 19746 square feet

Vacant Land

Lt 37 Spruce Ave, Gabriola Island, British Columbia, V0R1X1

Nearly 'turn-key!' Everything is here! This lot has been selectively cleared and still has some nice trees in place. There is a new drilled well in place that was logged at 7gpm at the time it was drilled and a NEW septic system in place! There is a hydro pole on site and is ready for power to be brought to it, but this has not occurred yet. All of this is found right here and it is centrally located on Gabriola Island, within short proximity of both the Berry Point area and the Village, and with a trail network system close by. The level property even has potential home plans already drafted up for it as a 3 bedroom rancher. This picturesque gulf island lot is waiting for your future plans, zoning allows for a home & 3 outbuildings. This is a great opportunity to come and find out what island living is all about! Verify all dimensions and measurements if important. (id:13505)

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Listing Office:Real Broker