

\$939,500 - 1059 Pat Burns Ave

Listing ID: 960410

\$939,500

3 Bedrooms, 5 Bathrooms, 0.75 acres

Single Family

1059 Pat Burns Ave, Gabriola Island,
British Columbia, V0R1X2

AWESOME OCEAN VIEWS from this three level 3400 square foot home. It is nestled high on a rock face but is conveniently located just minutes from the village and the ferry. The level entry main floor with living room, kitchen, bedroom and bathroom features 10-foot ceilings, large timber beams, a stone-faced wood-burning fireplace as well as custom wood windows overlooking the ocean. On the second floor the extra-large primary bedroom with a walk-in closet and five-piece ensuite features high shed style ceilings, a large opening skylight above the jetted tub and a wood-burning parlour stove for added ambience. A small laundry room with a newer washer/dryer combo is also on this level. On the lower level is a walkout family room with ceiling heights of 9-feet. It features a Pacific Energy wood-stove, wet bar with a matching island (the island is moveable). A second doorway off the stairwell leads to a utility room with a water pump and hot water tank. A tool storage area with wine cellar possibilities is also present. A separate in-law suite with its own patio and private entrance is also located on the lower level. It has large beams and many windows overlooking the ocean. It has a loft bedroom with a high shed style ceiling.

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Need more income? This property has a second road facing and development on Harrison way. The insulated shed has a 100 amp electrical service panel on a separate meter. It is also wired with a 60-amp RV receptacle. The shed has been rented in recent times for storage only purposes. Be sure to note the tile roof, lots of parking with some flower gardens and a foundation that is all ready for a garage build. The outside courtyard entrance area features plenty of room for barbecuing and entertaining and a steel gazebo to boot. Book your viewing to see this unique home. Information package, virtual tour and video available online (id:13505)

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Listing Office:RE/MAX of Nanaimo