



**JOHN
ZAIKOW**
604-483-8485

john@powellriverhomes.com



**JAKE
ZAIKOW**
604-414-5063

jake@powellriverhomes.com



**DAMIAN
WRIGHT**
604-483-6405

damianwright57@gmail.com

www.powellriverhomes.com

POWELL RIVER & TEXADA ISLAND



PRIVATE PARADISE

The automatic custom metal gate adds estate elegance to this 3 bedroom, 3 bath home built in 2016. Quality built home features an open living concept with a custom kitchen and modern architecture. Master bedroom has a large ensuite with soaker tub and separate tiled shower. Large family room on the upper level. 26' x 32' garage with 10 ft. high doors. Additional mobile on property provides rental income. Lovely acreage and only minutes to the beach!

\$798,000 2557 EDLUND RD. Powell River MLS 13332



EXECUTIVE HOME

Convenient to most everything. Close to the Town Centre Mall and is minutes by car to the recreation complex and hospital. Great central location in central Westview yet located on a quiet street. Immaculate one level 3 bedroom home with 2 full baths. Welcoming living areas, an amazing kitchen, phenomenal landscaping and a huge attached garage. This property is too good to miss!

\$439,000 4750 REDONDA AVE. MLS 13372



TOTALLY OFF THE GRID

Private and pristine 20 acres of rural tranquility. This property is located several kilometres off the main road. Approximately 5 acres have been cleared and is in pasture. Immaculate 2 bedroom, one bath home features 817 square feet of living area. Wood floors throughout most of the home, open deck great for relaxing plus there is a detached shop on the property. Viewing by appointment only.

\$429,000 6000 DEIGHTON CREEK RD. MLS # 13131



TOWNSITE CHARACTER

Step back in time ... construction was by the Powell River Company circa 1915, using the best of materials. The home features a bathroom on each floor with one being an ensuite off the master bedroom in the developed attic. The main level has a bright kitchen/eating area design and living room. Located on a quiet street with lane access and towering oak trees.

\$329,500 6297 OAK ST. MLS 13277



New Listing

BE A HOMESTEADER!

Five acre hobby farm. Road access on two sides and property is located in the rural area known as the High Road on Texada Island. Estate sale, property needs tender loving care to bring the land and buildings back to standard. Main homes is 1387 square feet and features 3 bedrooms. Detached studio building with electrical power. Chicken run, pig pen, barn, shop, garage, pond, fenced and cross fenced.

\$285,000 6119 SHELTER POINT RD. MLS 13462



SOLD

RIGHT PLACE, RIGHT VALUE

Near Cranberry Lake and parks. Situated across the street from lakefront properties in one of the nicest areas of Cranberry. Wide corner lot that has great potential for a garden area. Home fronts Marlatt Avenue and driveway access is off Hatfield Place. Work has been completed to create timber frame entrances at the front and rear of this cozy one bedroom, one bath bungalow with full basement.

\$249,900 5764 MARLATT AVE. MLS 13414



SOLD

A PLACE TO CALL HOME!

Opportunity knocks ... here is your chance to get into the real estate market. Two bedroom home on a corner lot in central Cranberry. Features include a spacious open living room, a fully developed attic plus a full basement which can be finished to suit your needs. Most of the windows have been upgraded and roof replaced 2 years ago. Very private back yard with fruit trees.

\$215,000 5674 MANSON AVE. MLS 13403



CALLING JOURNEYMAN CARPENTERS

Bring your dreams and your tools. This 3-storey home is framed-to-lock-up. Just the shell has been completed. Drilled well is not connected to the home, septic tank and field have not been installed. Beautiful 8.9 acre property located on Texada Island with wooded areas and a year round stream plus fruit trees and pasture areas. This is an ideal hobby farm and family home opportunity.

\$199,000 6929 SIENNA RD. MLS 13120



604.485.7788
4471 Joyce Avenue
Powell River, BC V8A 3A8

website: www.powellriverhomes.com
email: zaikow@powellriverhomes.com
MLS website: www.realtor.ca



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POWELL RIVER & TEXADA ISLAND

LOTS & ACREAGES

GILLIES BAY RD. – \$149,900 – High bank oceanfront lot with 50 ft. of frontage on the sand flats of Gillies Bay, Texada Island. Paved road to property, power and water to the lot line. Fantastic southwest facing view! MLS 13121

SOLD 9665 HIGHWAY 101 – **\$145,000** – Cleared .283 acre level lot with new septic installed, water system available and easy access by way of a lane off the rear of the property. Good location, rural taxes and only minutes by car from town. Start building! MLS 13342

6860 KLAHANIE DR. – \$86,000 – Stone's throw to the ocean, the perfect spot for your new home. Good level lot with water and power to the lot line. Prepaid 99 year lease upon completion. MLS 13107

LOT 36 GILLIES BAY RD. - \$105,000 – Nice large level lot almost an acre in size. Located within walking distance to the senior centre, library and corner store at Gillies Bay, Texada Island. Beachfront access is only a 5 minute stroll away. Water to lot line and septic tank and field will need to be installed. MLS 13358

LOT 39 PATTON RD. - \$75,000 – Half acre building lot only a half a block to the beach at lovely Gillies Bay. Within walking distance to restaurant, senior centre, library and corner store. Town water to the lot, will need septic tank and field. Open and bright south east vista. MLS 13359

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email: zaikow@powellriverhomes.com
MLS website: www.realtor.ca



Parks and Recreation

Parks and Beaches South of Powell River:

Saltery Bay Provincial Park - camping, swimming, beachcombing and of course world-class diving.

Palm Beach Regional Park - discover one of the best area beaches and regional parks, ideal for beachcombing, family picnics, kids park, swimming, snorkeling, exploring tidal pools and taking in one of our famous sunsets.

Mahood Beach - A locals favourite for swimming and beachcombing.

Stillwater Bluffs - climbing, swimming, sightseeing, Stillwater Bluffs are an area treasure.

Lang Bay - Rock climbing in Eldred Valley, Spawning Channel, Eagle Falls, Powell Forest Canoe Route.

Myrtle Rocks Regional Park - Beachcombing, kayaking, swimming.

Parks and Beaches in Central Powell River:
Grief Point Park - swimming, beachcombing.

Willingdon Beach Park - camping, swimming, hiking, beachcombing, sunbathing, picnics, fishing pier.

Cranberry Lake - picnics, exploring, kids play area.

Inland Lake Provincial Park - home of the 13 km wheelchair accessible Inland Lake Trail.

Second Beach - Another local favourite for beating the heat, accessed from Willingdon Beach Trail.

Haywire Bay Regional Park - a swimmers paradise on Powell Lake with sandy beaches and camping.

Mowat Bay - Sandy beach on Powell Lake with swimming, cliff diving, exploring Sunset Park - at the foot of

ScouMountain, one of the best spots to hike to.

Parks and Beaches North of Powell River:
Gibsons Beach – Uncrowded beach close to city centre, great for picnics and beachcombing

Okeover Arm Provincial Park – the perfect spot for fishing, canoeing, kayaking and swimming

Malaspina Provincial Park – A great spot for hiking, fishing, kayaking and swimming

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Photo Credit: Sally Simpson Coastal Notes Studio

Courtesy Tourism Powell River. www.discoverpowellriver.com