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**POWELL RIVER & TEXADA ISLAND**



**PRIVATE 4.86 ESTATE ACREAGE**

Nestled on a picturesque lot, this spacious home features a sunken living room, kitchen, dining room, master bedroom, TV room, office, a full bath and a laundry room on the main level. Upstairs there are 2 bedrooms, a hobby room and additional bath. Attached 24' x 20' greenhouse for all your gardening needs plus a detached barn with huge hay loft. Country living in the Wildwood area with city conveniences!

**\$550,000**

**6601 KING AVE.**

MLS 12966



**3277 HERNANDO AVE.**

Enjoy stunning ocean views from this lovely in-town waterfront home! Modern 6 bedroom, 5 bath home complete with natural gas stone fireplace, an elevator plus separate guest facility. Tastefully landscaped property steps away from the beach.

**\$899,000**

MLS 12835



**GILLIES BAY RD.**

Prime Gillies Bay waterfront on Texada Island. Bring your plans and create your own seaside estate on this 6 acre parcel with 750 feet of seashore and 1000 feet of road side. Mature trees and incomparable views.

**\$499,000**

MLS 12910



**5362 GILLIES BAY RD.**

Stunning oceanfront property in Gillies Bay. Two bedroom panabode home offers a fully developed basement with walkout media room, bathroom and bedroom. There is a 3 bay shop, a boat house and stone stairway to beach access.

**\$460,000**

MLS 12904



**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**



**4827 BALSAM ST.**

Top of the line 2 bedroom Texada Island home. Hardie board exterior, engineered floors, stone fireplace, a kitchen designed for use by a chef plus ensuite in each bedroom. Attached garage and a covered deck.

**\$369,500**

MLS 12396



**STUNNING OCEAN VIEW**

Family home on a large country lot in Gillies Bay, Texada Island. This 4 bedroom, 3 bath home has been renovated with quality and attention to detail. Enjoy the south facing view across the bay toward Lasquiti Island from the huge living room or spacious kitchen. There is an 850 sq.ft. shop with high ceilings on the property as well as a completely self-contained 430 sq.ft. cottage.

**\$429,000**

**4579 SANDERSON RD.**

MLS 12875



**3740 GORDON AVE.**

Spacious 4 bedroom home with ocean view. Three bedrooms on the main, a spacious entertaining area and kitchen with deck overlooking the back yard. Extra bedroom, a large family room, bathroom, laundry and work area downstairs.

**\$349,900**

MLS 12797



**5354 GILLIES BAY RD.**

240 feet of Gillies Bay waterfront. New full height walkout basement has been installed under this cottage. Wiring and plumbing are updated as well as roof. Bring your ideas and finish off this lovely home or add on.

**\$329,000**

MLS 12905



**CUSTOM HOME WITH OCEAN VIEWS**

This 2 bedroom home on Texada Island has sweeping ocean views from the wrap-around and covered deck, as well as from the large master bedroom. The kitchen is well designed with tons of storage including a pantry. Downstairs is a shop area in the 2 bay garage and it is all set for a 3rd bathroom and possible living area. Second cottage on the property is ideal for a B&B or monthly rental. All this in a lovely forested setting!

**\$349,900**

**5687 GILLIES BAY RD.**

MLS



**6902 GERRARD ST.**

Near beach access plus ocean views. Upgrades to this 2 bedroom home include a modern kitchen with granite countertops, stainless steel appliances and a high-efficiency gas furnace. Well landscaped yard with a year round running creek.

**\$319,000**

MLS 12860



**9256 WILLIAMS RD.**

Distinctive & spacious! 3 bedroom home with high ceilings, custom windows and 2569 sq. ft. of living space. Open and bright layout with a sunny second storey office and a family room downstairs.

**\$309,000**

MLS 13088

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## POWELL RIVER & TEXADA ISLAND



### CHARACTER HOME WITH OCEAN VIEW

Victorian style home was built circa 1898 and remodelled from 1994 – 2000. Features include a walk-in pantry and a large vintage style kitchen/dining room with French doors opening to the wrap-around veranda. Living room has high ceilings and an adjoining sunroom with veranda and patio access. Three bedrooms upstairs plus office. Beautifully landscaped property is close to Van Anda on Texada Island. Some deferred maintenance, TLC required.

**\$267,500**    **5141 COLUMBIA ST.**    MLS 12888



### 3958 JOYCE AVE.

Family home – great location close to an elementary school. Spacious 1400 sq.ft. non basement home. Three bedrooms and 2 baths, open and bright living room features a gas fireplace. Furnace, hot water tank and roof all replaced in last few years.

**\$258,500**    MLS 12848



New Listing

### 5858 CROWN AVE.

Located on a lot close to an acre in size Comfortable 2 bedroom, one bath bungalow with sundeck off the dining room plus a large detached garage. This home has been very well maintained over the years.

**\$212,000**    MLS 13023



### BEAUTIFULLY RENOVATED

This family home is located in lovely Gillies Bay, Texada Island. Home has been substantially renovated and is fresh and move in ready. Spacious kitchen has a walk-in pantry area and the family room features a wood burning stove. This 3+1 bedroom home is on a huge fenced lot plus there is a large detached shop with guest accommodation upstairs. Great location, walk to all the amenities.

**\$199,900**    **4730 CEDAR ST.**    MLS 12915



New Listing

### 5133 COPPER QUEEN ST.

Great opportunity to live and work right in the heart of Van Anda, Texada Island. Have a store in front and live in the back of this historic 1450 sq. ft. building. Nice outdoor area with paved parking and a creek in the back of the property.

**\$159,000**    MLS 13093



### 5082 COLUMBIA

Fresh paint, new flooring, updated fridge and stove. Cozy 3 bedroom, one bath home located on a small easy to maintain property in Van Anda. Partial undeveloped basement. Move in ready and perfect for a quick move!

**\$127,500**    MLS 11560

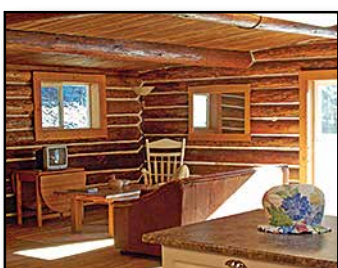


New Listing

### LOVELY LOG HOME

Warm and cozy 2 bedroom, 1300 square foot natural log home built circa 1974. Open beams, wood floors and a light and bright spacious layout. This home is located in the Van Anda area of Texada Island on a private 140' x 128' lot. Well landscaped yard is easy to care for and there is a separate 750 square foot building used as a wood working shop on the property. Great location, minutes away from sheltered moorage at Marble Bay.

**\$199,500**    **2809 WALL ST.**    MLS 12871



### COMMERCIAL OPPORTUNITY

Prime high traffic location! This 900 square foot commercial building was used as a cafe and has a dining area, kitchen and a full basement for future development. Back yard has ample parking, a gazebo, a storage building plus a shop. This property offers a wide variety of store options and zoning may allow for a residence. Bring your ideas and call to view this unique property.

**\$141,900**    **4474 JOYCE AVE.**    MLS 12159



## LOTS & ACREAGES

**FALK RD.** – MLS 12694 - **\$158,500** – Private 4.94 acre property located in the “Oasis” area of Texada Island. Septic tank and percolation field have been installed to provincial standards. Power to lot line. Water is from a 25 foot dug well with a continuous and assured supply of water. This property is partly cleared and ready for your home!

**MARINE AVE.** – MLS 12829 - **\$98,900** – Development lot in central Westview with access from both Marine Avenue and Burnaby Street. Sweeping views of the ocean, mountains and offshore islands. Great location in the downtown business core and close to beaches, trails, restaurants, medical facilities, transportation and shopping. MX zoning allows for a multitude of uses..

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