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**POWELL RIVER & TEXADA ISLAND**

**New Listing**



**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.

**\$848,800**

**2557 EDLUND RD.**

**New Listing**



**SWEEPING OCEAN VIEW**

Esplanade waterfront home in the heart of Gillies Bay, Texada Island. Three bedrooms upstairs with recently refinished oak floors. Wrap around deck, covered patio, fully serviced "pull through" RV parking, vegetable garden, a 32' x 16' shop plus a covered 32' x 11' over height carport. Take your paddle board or kayak out the back gate and step onto the low bank beach!

**\$490,000**

**4856 SANDERSON RD.**

MLS 13318

**New Price**



**PRIME WATERFRONT**

Stunning oceanfront property in a prime location of Gillies Bay on Texada Island. This panabode home offers a fully developed basement with a walk-out media room, bathroom and bedroom. The grounds have been meticulously developed with stone stairways and mature shrubbery. There is a boat house and easy beach access. For your toys and projects ... a 3 bay shop!

**\$425,000**

**5362 GILLIES BAY RD.**

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**

**6000 DEIGHTON CREEK RD.**

MLS # 13131

**New Listing**



**PRIVATE SETTING**

Set behind a cedar hedge this 3 bedroom, 3 bath home is centrally located in upper Westview. Main floor is 1118 sq.ft. and features a light and bright living room, spacious dining area, kitchen with oak cabinets and master bedroom with ensuite. Fully finished basement has a large family room, a bedroom, bathroom and laundry room. Great back yard with garden area and greenhouse.

**\$359,500**

**4901 MANSON AVE.**

MLS 13276



**QUALITY CRAFTED CUSTOM HOME**

Loads of extras in this 2 bedroom, custom built rancher located on Texada Island. Not a corner has been cut, quality workmanship throughout, right from the hardie board exterior to the engineered floors and stone fireplace. The kitchen has been designed for use by a chef, and each bedroom has its own private ensuite bath. Attached garage and a large covered deck.

**\$364,900**

**4827 BALSAM ST.**

MLS 12396



**New Listing**



**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



**SOLD**



**10145 SARAH POINT RD.**

Log home on 4.94 acres. Excellent property with orchard, garden areas, a pond, a large undeveloped woodlot and several bamboo groves. Comfortable 2 bedroom home on the property plus a smaller cabin.

**\$298,000**

MLS 13139

**SOLD**



**104 - 4685 JOYCE**

Ground level condo in an adult oriented building. Two bedrooms, 2 baths, gas fireplace in living room. Secure building has underground parking. Great central location, close to shopping and restaurants.

**\$236,000**

MLS 13221

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## POWELL RIVER & TEXADA ISLAND



### LOCATION ... LOCATION

Beautifully updated and immaculate 3 bedroom, 2 bath home in a prime Gillies Bay location on Texada Island. Walking distance to everything including access to some of the best beach around, just steps away. Open living area flows with the spacious and well appointed kitchen and patio doors lead out to the deck overlooking the gardens. Don't miss the 20' x 30' shop!

**\$340,000**      **4863 SANDERSON RD.**      MLS



### 5141 COLUMBIA ST.

Unique home with an ocean view. Vintage style kitchen/dining room with French doors opening to the veranda. High ceilings and walk-in pantry. Master bedroom has turret alcove and large walk-in closet.

**\$259,500**      MLS 12888



### 2809 WALL ST.

Immaculate 2 bedroom, natural log home in Van Anda, Texada Island. Spacious layout with 1300 sq.ft. of living area. Separate workshop on the property. Great location, minutes away from moorage at Marble Bay.

**\$199,500**      MLS 12871



### AWAITING YOUR FINISHING TOUCH!!

Bring your dreams and your tools. This 3-storey family home is framed-to-lock-up, and as nothing is finished inside it is awaiting your ideas! Beautiful 8.9 acre property located on Texada Island with wooded areas and a year round stream. Fruit trees, tons of pasture area, drilled well in place and perc approved for septic. This is an ideal hobby farm and family home opportunity.

**\$199,000**      **6929 SIENNA RD.**      MLS 13120



### 2497 WALL ST.

Artist's studio on a 2.42 acre lot. Rural yet within the town of Van Anda. Studio is 374 sq.ft. on the main and 2nd storey has been developed into an office/library space. Second building is great for storage.

**\$190,000**      MLS 13181



### 2815 WALL ST.

Half acre property at Van Anda, Texada Island. Secluded and private with a level yard. Excellent weekender or summer retreat in this 838 sq.ft., one bedroom home. Spacious and open kitchen layout. Detached workshop.

**\$137,000**



### WOW!

A great opportunity to live and work right in the heart of Van Anda on Texada Island. Have a store in the front and live in the back of this historic building. A total of 1450 square feet with two bedrooms. Nice outdoor area with paved parking and a creek at the back of the property.

**\$144,900**      **5133 COPPER QUEEN ST.**      MLS 13093



### PERFECT FOR A QUICK MOVE

Three bedroom, one bath home is located on a small easy-to-maintain corner lot in the Village of Van Anda on Texada Island. Featuring 984 square feet on the main floor plus a partial, undeveloped basement for future expansion. Fresh paint, new flooring, new fridge and stove all in September of 2016 PLUS newer oil tank, furnace and an updated electrical panel!

**\$117,500**      **5082 COLUMBIA**      MLS 11560



## 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

**MARINE AVE. – \$106,000** – 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. MLS 13259

**6860 KLAHANIE DR. – MLS 13107 – \$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.

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