

\$1,690,000 - 620 Valpy Rd, Quadra Island

MLS® #1002337

\$1,690,000

3 Bedroom, 3.00 Bathroom, 1,810 sqft

Single Family on 10.16 Acres

Quadra Island, Quadra Island, British Columbia

Heriot Bay oceanview home & shop on 10.16 acres! The home was custom built in 2010 & features a main level entry with upper floor & daylight basement layout. The home is efficiently heated with zoned hot water in-floor heating on all 3 levels. The entry opens to the living room with vaulted ceilings, floor to ceiling windows & woodstove on tile hearth. The dining room is adjacent to the living room & has a door out to a covered deck. The kitchen overlooks the dining room & boasts a large corner pantry, granite counters, eating peninsula & stainless steel appliances. There is also a 2pc bathroom on the main floor. The upper floor is the primary bedroom with walk-in closet & 4pc ensuite with tiled shower & soaker tub. Enjoy ocean views & whale watching from the primary bedroom covered deck! The laundry room is also located on the upper floor. The daylight basement has a family room, door to the overheight crawl space, 2 bedrooms & a 3pc bathroom. There is also access to the mudroom/storage room at the front of the house from the lower floor. Next to the home you'll find the 1,500 sq ft shop which was designed & built to be a 2 bedroom secondary dwelling. This building is fully plumbed & wired with a second 200amp hydro panel & connected to an engineered septic system. There is a 3pc bathroom in the shop & a mezzanine area for extra storage. The carport attached to the shop offers more dry storage space. A large lawn area covers



the front yard with a fire pit in the middle & there are established gardens including a fenced rhododendron garden, natural garden next to the shop, ornamental garden beds around the home & another fenced garden area with blueberry plants & 2 apple trees. 5 acres of this oceanview property is untouched with paths that wind through the mature forest. Located in a popular residential area in Heriot Bay, on a quiet no thru road, with ocean views over Drew Harbour & Rebecca Spit Provincial Park. Come see all this beautiful property has to offer! (id:6289)

Built in 2010

Essential Information

Listing #	1002337
Price	\$1,690,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,810
Acres	10.16
Year Built	2010
Type	Single Family
Sub-Type	Freehold

Community Information

Address	620 Valpy Rd
Subdivision	Quadra Island
City	Quadra Island
Province	British Columbia
Postal Code	V0P1H0

Amenities

Features	Acreage, Central location, Park setting, Private setting, Wooded area, Other, Marine Oriented
Parking Spaces	6
View	Mountain view, Ocean view

Interior

Heating	Electric, Other
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Royal LePage Advance Realty
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