

\$435,000 - Lot 80 Ruxton Island, Ruxton Island

MLS® #1004419

\$435,000

1 Bedroom, 1.00 Bathroom, 989 sqft

Single Family on 0.48 Acres

Ruxton Island, Ruxton Island, British Columbia

Tucked away on this off-grid paradise, just off the east coast of Vancouver Island, sits a special property with a story as unique as its setting. This character filled cabin was originally hand-built back in the early 90s using only hand tools, and plenty of old-world ingenuity. Several of the doors were made out of one solid piece of split old growth cedar timber giving a very unique look and feel. Today, the cabin seamlessly blends its original charm with modern upgrades. The brand new addition features vaulted ceilings, letting in tons of natural light, views over Naylor Bay, and siding that was milled right on site which was painstakingly finished with a Japanese burning technique called Shou Sugi Ban that gives both a durable and beautiful appearance. Off-grid doesn't mean sacrificing comfort here. You've got pressurized water with over 10,000 litres of storage, hot water on demand, a reverse osmosis drinking water system, plus an additional 2000 litres of cistern storage for gardening on your private half-acre lot. There's also a new shop addition, a new solar system featuring a Victron 3000 VA, 70 amp, 24 volt system with battery storage capacity of 1140 aH and 1400 watts of solar panels (backed up by charging generator), a new deck for soaking up those island evenings, and a durable metal roof overhead for good quality rain water collection. New construction features local douglas fir that has been coated with LifeTime wood treatment for



maximum longevity. The home sleeps 5 with an option to convert some of the shop space to an additional bedroom. And for the boaters â€” your very own moorage ball in nearby Naylor Bay means your boat can be ready and waiting whenever the mood strikes. Good cell reception and starlink wifi available. 2 minute walk to the bay and to a public well. This is more than a cabin â€” itâ€™s a piece of Gulf Island history, ready for its next chapter. All information and measurements to be confirmed if deemed important. (id:6289)

Built in 1992

Essential Information

Listing #	1004419
Price	\$435,000
Bedrooms	1
Bathrooms	1.00
Square Footage	989
Acres	0.48
Year Built	1992
Type	Single Family
Sub-Type	Freehold
Style	Cottage, Cabin, Log house/cabin, Westcoast

Community Information

Address	Lot 80 Ruxton Island
Subdivision	Ruxton Island
City	Ruxton Island
Province	British Columbia

Amenities

Features	Acreage, Level lot, Park setting, Private setting, Southern exposure, Wooded area, Corner Site, Other, Moorage
Parking Spaces	3
View	Ocean view

Interior

Appliances	Refrigerator
Heating	Propane, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Residential
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Listing Details

Listing Office	Real Broker
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