

# \$249,999 - 61 Coho Blvd, Mudge Island

MLS® #1005201

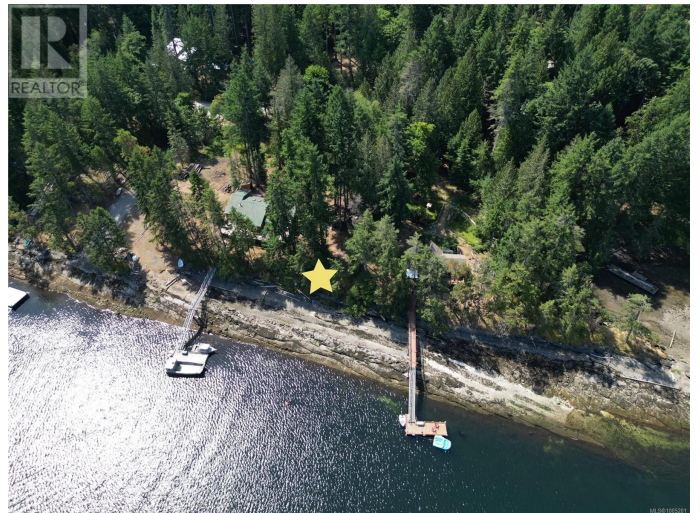
**\$249,999**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 0.60 Acres

Mudge Island, Mudge Island, British Columbia

This extraordinary waterfront lot on the enchanting Mudge Island is truly one-of-a-kind! Spanning 0.60 acres, the property boasts a diverse terrain that slopes down from the road, offering breathtaking views of the whales and boats passing by. Choose where you want your dream home located, with numerous potential building sites. The property is adorned with majestic cedar trees that can be incorporated into the construction process, adding a touch of natural beauty. Included on the lot are a spacious storage shed and a dry wood shed, both in reasonable condition. These additions provide ample space for storing your belongings and keeping them safe. Access to the lot is convenient, as it can be reached directly by boat from Gabriola Island via False Narrows. The crossing is hassle-free, making it effortless to come and go from the property. Alternatively, there is a public boat access just two lots South, allowing for easy transportation. The neighboring properties on both sides of this lot have their own private docks, presenting the potential for a dock on this property as well. Imagine being able to bring your boat right up to your own lot or mooring it out front, enhancing your waterfront experience. Please note that all measurements provided are approximate and should be verified if deemed important.

(id:6289)



## Essential Information

Listing #	1005201
Price	\$249,999
Bathrooms	0.00
Acres	0.60
Type	Vacant Land
Sub-Type	Freehold

### Community Information

Address	61 Coho Blvd
Subdivision	Mudge Island
City	Mudge Island
Province	British Columbia
Postal Code	A1A1A1

### Amenities

Features	Private setting, Other, Marine Oriented
View	Ocean view
Is Waterfront	Yes
Waterfront	Waterfront on ocean

### Additional Information

Zoning	Residential
--------	-------------

### Listing Details

Listing Office	460 Realty Inc. (NA)
----------------	----------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 6:31pm PDT