

\$1,210,000 - 220 Irene Rd, Quadra Island

MLS® #1005229

\$1,210,000

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Single Family on 5.16 Acres

Quadra Island, Quadra Island, British Columbia

3 bedroom home & workshop on peaceful 5.16 acres on the south end of Quadra Island! Conveniently located on a quiet, dead-end road 6.5 km from the Quathiaski Cove ferry terminal & 2.5 km from the Lighthouse & beach, the 1,520 sq ft rancher was thoughtfully planned & professionally built by reputable builders on the island, J. Toelle Construction Ltd. The home features energy efficient ICF construction & follows concepts of passive design, keeping the house cool in summer & warm in winter. The lush gardens have been planned according to FireSmart guidelines. Serviced by a reliable drilled well & clad in low maintenance steel siding, the home has efficient in-floor radiant heating & clean-burning soapstone woodstove. There are 3 bedrooms & 2 bathrooms (laundry room/3pc bathroom with shower & 3pc bathroom with air jet bathtub with automatic drying cycle). The home features fir & maple cabinetry & a practical floor plan with large windows overlooking the gardens. There are wide covered concrete patios on 3 sides of the home & a covered dog run with entrance into the mudroom/dog grooming room. Next to the house sits the well-insulated 384 sq ft accessory building with attached chicken coop & goat house (currently unoccupied), a 3pc bathroom, a 7' automatic overhead door & 3 exterior steel doors. Although never used, a 700 gal. roof collection cistern is set up next to the building. 3 storage sheds, a duck house &



an additional goat house add practicality to life on the acreage. The property is beautifully landscaped with 3 acres cleared/fenced & 2 acres in unfenced forest. Extensive gardens contain a variety of ornamental & food plantings. All roof/perimeter water from the buildings tie into 3 rain gardens & 2 seasonal ponds. The ground mounted grid-tied solar system provides much of the power to the property while a very quiet gas generator provides easy back up power in the event of an outage. Come and enjoy the serenity of Quadra Island living on the sunny south end!
(id:6289)

Built in 2017

Essential Information

Listing #	1005229
Price	\$1,210,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,520
Acres	5.16
Year Built	2017
Type	Single Family
Sub-Type	Freehold

Community Information

Address	220 Irene Rd
Subdivision	Quadra Island
City	Quadra Island
Province	British Columbia
Postal Code	V0P1N0

Amenities

Features	Acreage, Central location, Southern exposure, Wooded area, Other, Marine Oriented
Parking Spaces	4

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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