

\$2,200,000 - 440 Gilbert Rd, Qualicum Beach

MLS® #1012989

\$2,200,000

3 Bedroom, 2.00 Bathroom, 1,606 sqft

Single Family on 79.81 Acres

Qualicum Beach, Qualicum Beach, British Columbia

80 ac close to Qualicum Beach! Imagine your own estate property, mostly treed, with several walking trails selectively cut through the forest. The 1600sf home, built in 2023, has vaulted ceilings, beams cut from the wood milled from the property, loads of light from oversized windows & 4 skylights, an open plan & attention to exquisite detailing. The kitchen boasts Jenn air appliances, a sub zero fridge/freezer, farm sink, granite counters, fun dining table & there is loads of storage, both here and in the pantry. Maple hardwood & natural stone Travertine flooring with pine trim throughout, on a 5'™ crawl space, & doors that give access to the great outdoors from all sorts of rooms. The 2 additional BRs, have their own stacking W/D in the 3pc main bath. The Primary 4pc ensuite has a separate soaker tub, tiled shower & generous walk in closet. The mud room boasts another stacking W/D, sink & room for boots and coats to be shrugged off after working the land. There is even a hot tub under the stars to soak in after a long day! The Blaze King wood stove keeps things toasty in the winter & the heat pump cools the hot summer days. Luxury on the Farm! Outside, there is a 2ac fenced garden, home to apple, plum, hazelnut, walnut, nectarine, cherry & Asian pear trees. A 1ac fenced animal area with various houses for chickens, turkeys, ducks, as well as an 11ac cleared area, perhaps for cattle or sheep in the future—you decide! Two ponds on the



property, one spring fed which ranges from 4-16â€™ deep and another in the garden area where the dogs like to cool off on a hot day. Two wells on the property, both approx. 78â€™ deep, produce 25 & 8 gpm respectively. The well house is home to extra freezer/fridge space & a 24KW generator automatically keeps all necessary things operational with any power outage. From the gardens near the house, there is a view of Mt Arrowsmith, a greenhouse & raised beds, full of herbs & veggies, a treasure trove of food for the family. (id:6289)

Built in 2023

Essential Information

Listing #	1012989
Price	\$2,200,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,606
Acres	79.81
Year Built	2023
Type	Single Family
Sub-Type	Freehold

Community Information

Address	440 Gilbert Rd
Subdivision	Qualicum Beach
City	Qualicum Beach
Province	British Columbia
Postal Code	V9K1V2

Amenities

Features	Acreage, Central location, Level lot, Private setting, Southern exposure, Wooded area, Other, Marine Oriented
Parking Spaces	4
View	Mountain view

Interior

Heating	Baseboard heaters, Forced air, Heat Pump
Cooling	Air Conditioned
Fireplace	Yes
# of Fireplaces	1

Additional Information

Zoning	Agricultural
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Listing Details

Listing Office	Royal LePage Parksville-Qualicum Beach Realty (PK)
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