

\$250,000 - D4 3540 Trans Canada Hwy, Langford

MLS® #1013887

\$250,000

1 Bedroom, 1.00 Bathroom, 1,244 sqft

Single Family

GOLDSTREAM BOATHOUSE MARINA,
Langford, British Columbia

Welcome Aboard! A boat shelter with a loft bedroom combines a functional structure for boat storage with a comfortable living or sleeping space on an upper level, offering a versatile solution for waterfront living and recreational activities. Designs vary from basic timber-frame sheds with open lofts to fully integrated garage-apartments with custom access and vaulted ceilings. These structures often feature large doors for boat access and interior stairs or external entrances to the lofted living area, which can include a bunk room or a cozy bedroom. Discover this unique 1989 Custom Boathouse at the highly sought-after Goldstream Boathouse Marina – a rare opportunity for those seeking secure moorage with a touch of West Coast charm. Positioned on the outer dock, this boathouse boasts unobstructed views of the stunning Finlayson Arm and Saanich Inlet. Enjoy peace of mind with gated, coded entry, and appreciate the thoughtful design that blends functionality with comfort. Max LOA 42' (Length Overall), Max Width 14' , and Max Height 12" from the waterline (but can easily adjusted to accommodate vessel with modifications to shelter). Inside, you will find a spacious, well-maintained interior, including a 928 sq/ft mezzanine suite – ideal for recreational use, entertaining, or unwinding after a day on the water. Occasional stay-aboard use is permitted, offering flexibility for both full-time locals and seasonal visitors.



Built for more than just storage, this boathouse provides essential protection for your vessel while delivering a comfortable upper-level retreat. Includes one free parking stall. Whether you are an enthusiastic boater or simply love being close to the water, this property offers the perfect blend of security, location, and natural beauty. Do not miss your chance to own a piece of coastal paradise.
(id:6289)

Built in 1989

Essential Information

Listing #	1013887
Price	\$250,000
Bedrooms	1
Bathrooms	1.00
Square Footage	1,244
Year Built	1989
Type	Single Family
Sub-Type	Other, See Remarks

Community Information

Address	D4 3540 Trans Canada Hwy
Subdivision	GOLDSTREAM BOATHOUSE MARINA
City	Langford
Province	British Columbia
Postal Code	V9B6B6

Amenities

Features	Other, Marine Oriented, Moorage
Parking Spaces	1
Parking	Open
View	Mountain view, Ocean view, Valley view
Is Waterfront	Yes
Waterfront	Waterfront on ocean

Interior

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

Additional Information

Zoning	Other
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Listing Details

Listing Office	Pemberton Holmes - Sooke
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