

# \$1,275,000 - 196 Captain Morgans Blvd, Protection Island

---

MLS® #1003579

**\$1,275,000**

3 Bedroom, 2.00 Bathroom, 1,770 sqft  
Residential on 0.29 Acres

N/A, Protection Island, BC

This beautifully renovated waterfront home on peaceful Protection Island, Nanaimo epitomizes coastal living. Positioned on the tranquil east side of the island, large windows offer stunning views of Gabriola Island and the mainland inlets, while new expansive decks enhance a seamless transition between indoor and outdoor living spaces. The primary bedroom boasts an unparalleled ocean vista, complete with ensuite and walk-in closet, while the second bedroom and large office/den provide additional ample space and lovely garden views. With two full bathrooms, in floor-heating and a charming "bunkie" that can accommodate up to five guests, this residence offers exceptional versatility. Watch the otters, whales and a variety of bird-life from the comfort of your living room, and enjoy cozy evenings in the warmth of the wood-burning stove. Thoughtful eco-friendly features and solid engineering will ensure peace of mind so you can relax and enjoy your extraordinary oceanfront retreat.

Built in 1991

## Essential Information

MLS® #	1003579
Price	\$1,275,000
Bedrooms	3
Bathrooms	2.00



Square Footage	1,770
Acres	0.29
Year Built	1991
Type	Residential
Sub-Type	Single Family Detached
Status	Active
View	Ocean

### Community Information

Address	196 Captain Morgans Blvd
Area	Isl Protection Island
Subdivision	N/A
City	Protection Island
County	Nanaimo, City of
Province	BC
Postal Code	V9R 6R1

### Amenities

Parking Spaces	2
Parking	Driveway
# of Kitchens	1
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean

### Interior

Interior Features	Workshop
Appliances	Dishwasher, F/S/W/D
Heating	Heat Pump, Radiant Floor, Wood
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Stove

### Exterior

Exterior Features	Balcony/Deck
Roof	Asphalt Rolled, Asphalt Shingle
Construction	Wood
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	118
Office	Royal LePage Nanaimo Realty (NanIsHwyN)

**Listing Details**

Listing Office	Royal LePage Nanaimo Realty (NanIsHwyN)
----------------	---

MLS® property information is provided under copyright© by the Vancouver Island Real Estate Board and Victoria Real Estate Board. The information is from sources deemed reliable, but should not be relied upon without independent verification.