

\$435,000 - Lot 80 Ruxton Island, Ruxton Island

MLS® #1004419

\$435,000

1 Bedroom, 1.00 Bathroom, 750 sqft
Residential on 0.48 Acres

N/A, Ruxton Island, BC

This cabin seamlessly blends its original charm with modern upgrades. The brand new addition features vaulted ceilings, letting in tons of natural light, views over Naylor Bay, and siding that was milled right on site. Off-grid doesn't mean sacrificing comfort here. You've got pressurized water with over 10,000 L of storage, hot water on demand, a reverse osmosis drinking water system, plus an additional 2000 L of cistern storage for gardening on your own half-acre lot. There's also a new shop addition, a new solar system featuring battery storage capacity of 1140 aH, a new deck for soaking up those island evenings, and a durable metal roof overhead. New construction features local douglas fir that has been coated with LifeTime wood treatment for maximum longevity. The home sleeps 5 with an option to convert some of the shop space to an additional bedroom. Good cell reception and Starlink wifi available. 2 minute walk to the bay and to a public well. All measurements to be confirmed.

Built in 1992

Essential Information

MLS® #	1004419
Price	\$435,000
Bedrooms	1
Bathrooms	1.00
Square Footage	750



Acres	0.48
Year Built	1992
Type	Residential
Sub-Type	Recreational
Style	Cottage/Cabin, Log Home, West Coast
Status	Active
View	Ocean

Community Information

Address	Lot 80 Ruxton Island
Area	Isl Ruxton Island
Subdivision	N/A
City	Ruxton Island
County	Cowichan Valley Regional District
Province	BC
Postal Code	000 000

Amenities

Parking Spaces	3
Parking	Driveway, Other
# of Kitchens	1
View	Ocean

Interior

Interior Features	Breakfast Nook, Dining/Living Combo, French Doors, Furnished, Storage, Vaulted Ceiling(s), Workshop
Appliances	Refrigerator
Heating	Propane, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Stove

Exterior

Exterior Features	Balcony/Deck, Garden, Low Maintenance Yard
Windows	Aluminum Frames, Wood Frames
Roof	Metal
Construction	Concrete, Frame Wood, Insulation: Partial, Log, Wood
Foundation	Pillar/Post/Pier, Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	120
Office	Real Broker
Zoning	Recreational

Listing Details

Listing Office	Real Broker
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