

\$249,999 - 61 Coho Blvd, Mudge Island

MLS® #1005201

\$249,999

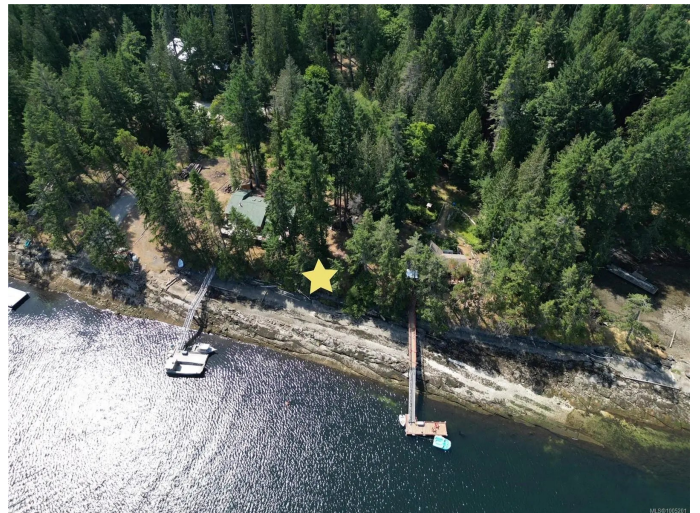
0 Bedroom, 0.00 Bathroom,
Residential on 0.60 Acres

N/A, Mudge Island, BC

This extraordinary waterfront lot on the enchanting Mudge Island is truly one-of-a-kind! Spanning 0.60 acres, the property boasts a diverse terrain that slopes down from the road, offering breathtaking views of the whales and boats passing by. There are several great potential building sites and lots of tall cedar trees on the property that could be utilized during the construction process, adding a touch of natural beauty. A large storage shed and dry wood shed are also on the lot in reasonable condition. Access to the lot is convenient, as it can be reached directly by boat from Gabriola Island via False Narrows. The crossing is hassle-free, making it effortless to come and go from the property. Alternatively, there is a public boat access just two lots South, allowing for easy transportation. Both neighbours to this property have their own private docks, so there is dock potential for this property as well. Bring your boat right up onto your lot or moor out front! Measurements approx

Essential Information

MLS® #	1005201
Price	\$249,999
Bathrooms	0.00
Acres	0.60
Type	Residential
Sub-Type	Land



Status	Active
View	Ocean

Community Information

Address	61 Coho Blvd
Area	Isl Mudge Island
Subdivision	N/A
City	Mudge Island
County	Nanaimo Regional District
Province	BC
Postal Code	A1A 1A1

Amenities

View	Ocean
Is Waterfront	Yes
Waterfront	Ocean

Additional Information

Date Listed	July 2nd, 2025
Days on Market	103
Office	460 Realty Inc. (NA)

Listing Details

Listing Office	460 Realty Inc. (NA)
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