

\$995,000 - 7390 Cougar Smith Rd, Fanny Bay

MLS® #1012003

\$995,000

3 Bedroom, 0.00 Bathroom,
Residential on 5.60 Acres

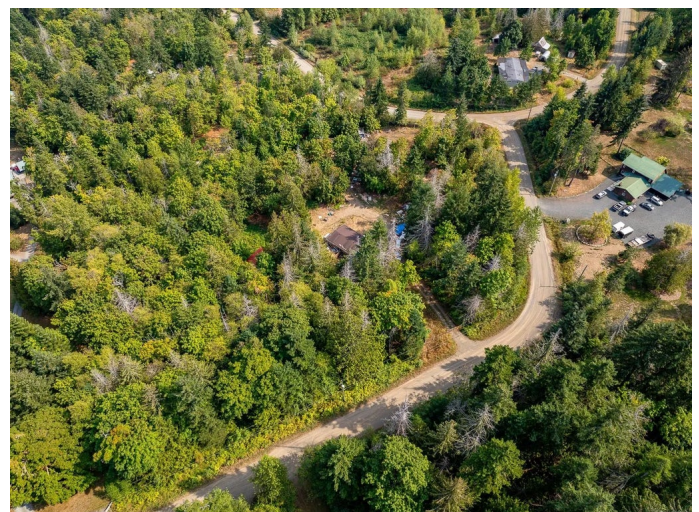
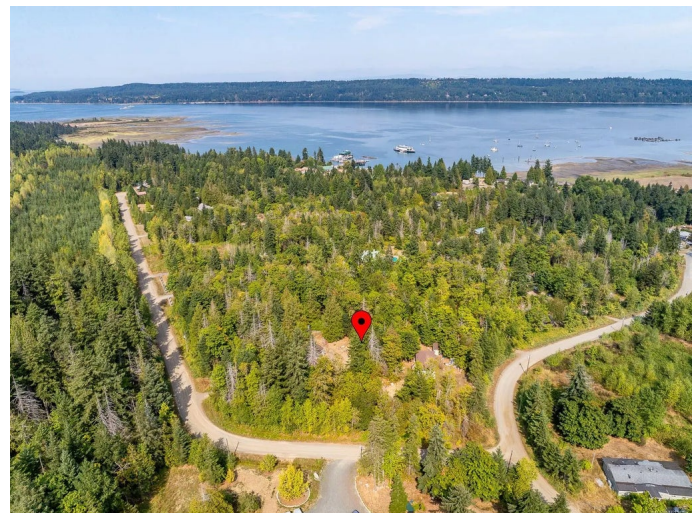
N/A, Fanny Bay, BC

Incredible opportunity for the visionary buyer! This 5.6-acre private property features TWO homes – both moved onto the land and both unfinished, awaiting your personal touch. One home includes a new septic system, 5 year old roof and some work done inside. With three driveways, two road frontages, and endless potential, this is a rare chance to create something truly special. Whether you’re dreaming of a multi-generational living setup or a rental income property, this could be it! The land is mostly flat with a gentle slope, offering space to expand, play, or landscape. Priced \$200,000 below assessed value, this property is ideal for someone with vision, creativity, and the experience to finish what’s been started. Grounds need cleanup and landscaping, but the bones are here. Separate garage is perfect for numerous projects. If you're ready to roll up your sleeves and invest in your future, this is the canvas you've been waiting for! (Some components of the homes are complete)

Built in 1979

Essential Information

MLS® #	1012003
Price	\$995,000
Bedrooms	3
Bathrooms	0.00
Acres	5.60



Year Built	1979
Type	Residential
Sub-Type	Single Family Detached
Status	Active

Community Information

Address	7390 Cougar Smith Rd
Area	CV Union Bay/Fanny Bay
Subdivision	N/A
City	Fanny Bay
County	Comox Valley Regional District
Province	BC
Postal Code	V0R 1W0

Amenities

Parking Spaces	25
Parking	Additional, Detached, Driveway, RV Access/Parking

Interior

Heating	Other
Cooling	None

Exterior

Roof	Asphalt Shingle, Asphalt Torch On
Construction	Other
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	60
Office	eXp Realty (CX)
Zoning	CR 1

Listing Details

Listing Office	eXp Realty (CX)
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