

\$2,250,000 - 468 Arbutus Ave, Duncan

MLS® #1013372

\$2,250,000

4 Bedroom, 4.00 Bathroom, 2,900 sqft

Residential on 0.78 Acres

ARBUTUS POINT, Duncan, BC

Welcome to your private oceanfront paradise in Maple Bay! With 325 ft of unobstructed south-facing shoreline, this fully renovated 2,900 sq/ft home offers breathtaking views from every room. An 18-ft NanaWall opens the living room to a 254-ft wrap-around balcony that nearly touches the water, perfect for entertaining or quiet relaxation. Set on a no-through road, enjoy total privacy with only the sounds of waves and nature. Outdoor enthusiasts will love Maple Mountain's trails just steps away, plus Mount Tzouhalem and nearby marinas. Moor your boat on the buoy out front or head to the yacht club. The lush yard features a creek for summer swims, refreshing winter plunges, and a hot tub for year-round enjoyment. Multiple south-facing decks are ideal for family barbecues, while extras include a detached 2-car garage, carport, and guest shack—perfect for visitors or rental income. A rare chance to blend luxury, nature, and adventure in sought-after Maple Bay!

Built in 1975

Essential Information

MLS® #	1013372
Price	\$2,250,000
Bedrooms	4
Bathrooms	4.00
Square Footage	2,900



Acres	0.78
Year Built	1975
Type	Residential
Sub-Type	Single Family Detached
Style	West Coast
Status	Active
View	Mountain(s), Ocean

Community Information

Address	468 Arbutus Ave
Area	Du East Duncan
Subdivision	ARBUTUS POINT
City	Duncan
County	North Cowichan, Municipality of
Province	BC
Postal Code	V9L 5X6

Amenities

Parking Spaces	6
Parking	Carport, Detached, Garage, RV Access/Parking
# of Garages	1
# of Kitchens	1
View	Mountain(s), Ocean
Is Waterfront	Yes
Waterfront	Ocean

Interior

Interior Features	Dining/Living Combo, Eating Area, French Doors, Soaker Tub, Storage, Vaulted Ceiling(s), Wine Storage
Appliances	Dishwasher, Dryer, Hot Tub, Microwave, Oven/Range Gas, Range Hood, Refrigerator, Washer, See Remarks
Heating	Forced Air, Heat Pump
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Exterior

Exterior Features	Balcony/Deck, Balcony/Patio, Garden, See Remarks
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Windows	Blinds, Screens
Roof	Metal
Construction	Cement Fibre
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2025
Days on Market	56
Office	Sotheby's International Realty Canada
Zoning	R1

Listing Details

Listing Office	Sotheby's International Realty Canada
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