

# \$969,000 - 362 Spruce Ave, Gabriola Island

MLS® #1015785

**\$969,000**

2 Bedroom, 2.00 Bathroom, 1,500 sqft

Residential on 0.41 Acres

N/A, Gabriola Island, BC

Fully engineered and masonry-built, the home is designed for durability and efficiency with a metal roof, vaulted ceilings, wood beams, solid masonry with 16" thick walls and in-floor heated concrete throughout. Step through the edge-grain fir door into this custom designed 2-bed/2-bath Modern home where comfort meets low-maintenance living. A heat pump and a custom fireplace keep things comfortable year-round. The open-concept living area flows outdoors through multiple patio doors. The cook's kitchen features custom birch cabinetry, poured-concrete counters, a propane range, and a walk-in pantry. The split-bedroom layout provides privacy: the primary suite opens to the deck and includes a walk-in closet and spa-like ensuite with soaker tub and heated towel rack; the second bedroom enjoys its own covered deck. Water is from a private well with a filtration system. A 450 sq.ft. detached garage is ready to finish a great workshop/studio potential. Enjoy efficient island living in this modern home!



Built in 2024

## Essential Information

MLS® #	1015785
Price	\$969,000
Bedrooms	2
Bathrooms	2.00

Square Footage	1,500
Acres	0.41
Year Built	2024
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary
Status	Active

### Community Information

Address	362 Spruce Ave
Area	Isl Gabriola Island
Subdivision	N/A
City	Gabriola Island
County	Islands Trust
Province	BC
Postal Code	V0R 1X1

### Amenities

Utilities	Compost, Electricity To Lot, Garbage, Phone Available, Recycling
Parking Spaces	2
Parking	Driveway, Garage
# of Garages	1
# of Kitchens	1

### Interior

Interior Features	Dining/Living Combo, Soaker Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Oven/Range Gas, Refrigerator, Washer, Water Filters
Heating	Electric, Heat Pump, Heat Recovery, Radiant Floor, Wood
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

### Exterior

Exterior Features	Balcony/Deck, Low Maintenance Yard
Windows	Insulated Windows
Roof	Membrane, Metal
Construction	Block, Concrete, Insulation All

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  October 6th, 2025

Days on Market            8

Office                         Royal LePage Nanaimo Realty Gabriola

### **Listing Details**

Listing Office                Royal LePage Nanaimo Realty Gabriola

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