

\$2,600,000 - 2040 Saddle Dr, Nanoose Bay

MLS® #1017858

\$2,600,000

7 Bedroom, 5.00 Bathroom, 4,002 sqft

Residential on 5.00 Acres

N/A, Nanoose Bay, BC

5-acre equestrian with 2 homes, in highly desirable Rocking Horse Loop in Nanoose Bay, ready for your equestrian dreams. Professionally eng, well-ventilated barn with nine 12 x 12 rubber-matted stalls, heated wash bay with hot and cold water, heated office/tack room, and classroom/fitness room with kitchenette and full bathroom, plus a large, dry hay loft. 90 ft x 184 ft sand riding ring. Property backs onto miles of easily accessible trails and is a short ride to the beach. Fully fenced, with 5 extra-large paddocks and 5 shelters. Lots of treed areas for privacy and shade for horses. House One is a bright, fully updated, cozy two-bed, two-bath rancher with lots of warm wood features, some milled from trees off the property. Workshop wired for 240V, with 2 covered bays. House Two is a beautiful, 2022 built, 5-bed, 2.5-bath two-storey home built in 2022, featuring a large open main living space with huge vaulted ceilings, propane fireplace, hot water on demand, and propane stovetop.

Built in 2022

Essential Information

MLS® #	1017858
Price	\$2,600,000
Bedrooms	7
Bathrooms	5.00
Square Footage	4,002



Acres	5.00
Year Built	2022
Type	Residential
Sub-Type	Single Family Detached
Style	West Coast
Status	Active
View	Other

Community Information

Address	2040 Saddle Dr
Area	PQ Nanoose
Subdivision	N/A
City	Nanoose Bay
County	Nanaimo Regional District
Province	BC
Postal Code	V9P 9C2

Amenities

Utilities	Cable To Lot, Electricity To Lot, Phone To Lot
Parking Spaces	6
Parking	Carport Double, Detached, Driveway, Garage Double, Guest, RV Access/Parking
# of Garages	2
# of Kitchens	2
View	Other

Interior

Interior Features	Cathedral Entry, Dining/Living Combo
Appliances	Dishwasher, F/S/W/D, Oven/Range Electric, Range Hood
Heating	Heat Pump, Propane
Cooling	Air Conditioning, Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Propane

Exterior

Exterior Features	Balcony/Patio, Fenced, Fencing: Full, Fencing: Partial, Garden
Windows	Vinyl Frames
Roof	Asphalt Shingle, Metal

Construction	Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls, Wood
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	3
Office	Royal LePage Parksville-Qualicum Beach Realty (QU)
Zoning	RR2

Listing Details

Listing Office	Royal LePage Parksville-Qualicum Beach Realty (QU)
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