

\$1,485,000 - 2509 Mill Bay Rd, Mill Bay

MLS® #1018027

\$1,485,000

4 Bedroom, 4.00 Bathroom, 3,241 sqft
Residential on 0.40 Acres

N/A, Mill Bay, BC

Welcome home-serenity indeed awaits. 2509 Mill Bay is a gem & stunning find. Located in highly desirable Mill Bay with amenities everywhere. Groceries, Gas Stations, Restaurants, Ice Cream, Pet Store, Pharmacy, Vineyards and much more...this location boasts a 10/10. Close but far enough away to the big city. Find a generous 3200 sq ft, 4 beds and 4 baths with a legal income generating Airbnb in place. Perhaps repurpose to a large downstairs suite or multigenerational use if need be. Situated on close to 1/2 acre, your views are truly incredible. Gorgeous Mt Baker situated across the water. Imagine Blue Herons, Eagles, Seals, Whales and more just off your large east facing balcony. The sunrises are special here. A level front entrance is also wheelchair accessible, creating a one level Rancher like living floor plan on top. Meticulous Landscaping front and back. Newer Fridge & Dishwasher. Large Home with Suite, Large Lot, Ocean Views, steps to the Ocean.

Built in 1988

Essential Information

MLS® #	1018027
Price	\$1,485,000
Bedrooms	4
Bathrooms	4.00
Square Footage	3,241



Acres	0.40
Year Built	1988
Type	Residential
Sub-Type	Single Family Detached
Style	West Coast
Status	Active
View	Ocean

Community Information

Address	2509 Mill Bay Rd
Area	ML Mill Bay
Subdivision	N/A
City	Mill Bay
County	Capital Regional District
Province	BC
Postal Code	V8H 1C6

Amenities

Parking Spaces	8
Parking	Attached, Garage Double
# of Garages	2
# of Kitchens	2
View	Ocean

Interior

Interior Features	Breakfast Nook, Eating Area
Appliances	Dishwasher, F/S/W/D
Heating	Baseboard, Electric, Heat Pump, Propane
Cooling	Air Conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, Propane

Exterior

Exterior Features	Balcony/Patio, Fencing: Full, Sprinkler System
Windows	Vinyl Frames
Roof	Fibreglass Shingle
Construction	Cement Fibre, Frame Wood, Insulation: Ceiling, Insulation: Walls
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	11
Office	eXp Realty
Zoning	R3

Listing Details

Listing Office	eXp Realty
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