

\$2,749,000 - 687-689 Shawnigan Lake Rd, Shawnigan Lake

MLS® #1018221

\$2,749,000

3 Bedroom, 3.00 Bathroom, 2,496 sqft
Residential on 40.00 Acres

N/A, Shawnigan Lake, BC

Exciting opportunity! This 40-acre Shawnigan Lake property offers endless potential. Located at the end of a cul-de-sac in an industrial area, just 1 min to the Trans-Canada Hwy & 10 mins to Langford, it features 2 dwellings w/ separate addresses: a main house & a manufactured home (rented, sep. power). Generates over \$10K/month in rent! Zoned F1 Forestry, it includes approx. 20 acres of flat land & 20 acres of treed, varied terrain w/ multiple wells, a 145' drilled well (20 US GPM), excellent septic, & several building sites, some w/ water views. Not in the ALR, it's ideal for rezoning to Light Industrial surrounding properties are L1. Enjoy trails for ATVs, 4x4s, hiking, or access to crown land & natural trails heading up-Island. Unlimited timber, rocks, & possible pit or dump site options. A private retreat or lucrative investment w/ long-term growth as Shawnigan expands. Wildlife abounds, making this property perfect for adventurous living, industrial development, or holding.



Built in 2005

Essential Information

MLS® #	1018221
Price	\$2,749,000
Bedrooms	3
Bathrooms	3.00

Square Footage	2,496
Acres	40.00
Year Built	2005
Type	Residential
Sub-Type	Single Family Detached
Status	Active

Community Information

Address	687-689 Shawnigan Lake Rd
Area	ML Shawnigan
Subdivision	N/A
City	Shawnigan Lake
County	Capital Regional District
Province	BC
Postal Code	V0R 2L0

Amenities

Parking Spaces	10
Parking	Additional, Carport, Driveway
# of Kitchens	1

Interior

Interior Features	Breakfast Nook, Ceiling Fan(s), Dining Room, Eating Area, French Doors, Jetted Tub
Appliances	Dishwasher, F/S/W/D
Heating	Baseboard, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Stove

Exterior

Windows	Screens
Roof	Asphalt Rolled, Asphalt Shingle
Construction	Wood
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
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Days on Market	2
Office	Sotheby's International Realty Canada
Zoning	F1

Listing Details

Listing Office	Sotheby's International Realty Canada
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