

# \$1,649,000 - 522 Burlo Island, Bamfield

MLS® #957504

**\$1,649,000**

2 Bedroom, 3.00 Bathroom, 2,363 sqft

Residential on 5.03 Acres

N/A, Bamfield, BC

Located in the middle of the Bamfield Harbour with incredibly easy access, Burlo is one of the most protected Islands on the Westcoast. Paved road from Port Alberni and a 5 minute boat ride to your private moorage. This 5 acre gem is surrounded by old growth forest wrapping around trails, boardwalks and giant rhododendrons that accent the property. Both buildings enjoy 200A hydro service and municipal water with metal roofing and expansive views. The main home is 2 beds/2 baths over two stories with a great deck for entertaining. The secondary unit is a one level 1200sqft open concept complete with bath and kitchenette that could be configured easily into any layout imaginable. Being one of only a handful of South facing lots in the area provides ample sunlight to the huge fenced garden area boasting raised garden beds, a greenhouse and municipal water. There is no better access to the Broken Group Marine Park and all it has to offer. Donâ€™t miss the property video!

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 957504      |
| Price          | \$1,649,000 |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Square Footage | 2,363       |



|            |                        |
|------------|------------------------|
| Acres      | 5.03                   |
| Year Built | 1981                   |
| Type       | Residential            |
| Sub-Type   | Single Family Detached |
| Style      | Arts & Crafts          |
| Status     | Active                 |
| View       | Ocean                  |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 522 Burlo Island                    |
| Area        | PA Bamfield                         |
| Subdivision | N/A                                 |
| City        | Bamfield                            |
| County      | Alberni-Clayoquot Regional District |
| Province    | BC                                  |
| Postal Code | V0R 1B0                             |

### Amenities

|                |                    |
|----------------|--------------------|
| Utilities      | Electricity To Lot |
| Parking Spaces | 2                  |
| Parking        | Other              |
| # of Kitchens  | 2                  |
| View           | Ocean              |
| Is Waterfront  | Yes                |
| Waterfront     | Ocean              |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | Dining/Living Combo       |
| Appliances        | Dryer, F/S/W/D, Microwave |
| Heating           | Baseboard, Electric, Wood |
| Cooling           | None                      |
| Fireplace         | Yes                       |
| # of Fireplaces   | 1                         |
| Fireplaces        | Family Room               |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony/Deck, Garden |
| Windows           | Vinyl Frames         |
| Roof              | Metal                |

|              |                              |
|--------------|------------------------------|
| Construction | Insulation All, Vinyl Siding |
| Foundation   | Pillar/Post/Pier             |

### **Additional Information**

|                |                                 |
|----------------|---------------------------------|
| Date Listed    | March 28th, 2024                |
| Days on Market | 585                             |
| Office         | D.F.H. Real Estate Ltd. (CwnBy) |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | D.F.H. Real Estate Ltd. (CwnBy) |
|----------------|---------------------------------|

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